



### 8 Roache Court Warrnambool VIC

3 1 2

Situated in a quiet and sought-after pocket of North Warrnambool, this beautifully presented three-bedroom home offers the perfect blend of comfort and convenience. Positioned on a generous 988m<sup>2</sup> approx. block with side access, this property is ideal for families, first-home buyers, and those looking for space to grow.

The living spaces are filled with natural light, creating a warm and inviting atmosphere that's perfect for both everyday living and entertaining. Keeping you cozy is the added benefit of a reverse cycle split system perfect for those winter months. The kitchen, a central feature of the home, boasts modern cabinetry, ample bench space, dishwasher and a tiled splashback, offering a functional yet stylish environment for home cooking or family gatherings.

**Type** : House  
**Land Size** : 988 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/8213569>



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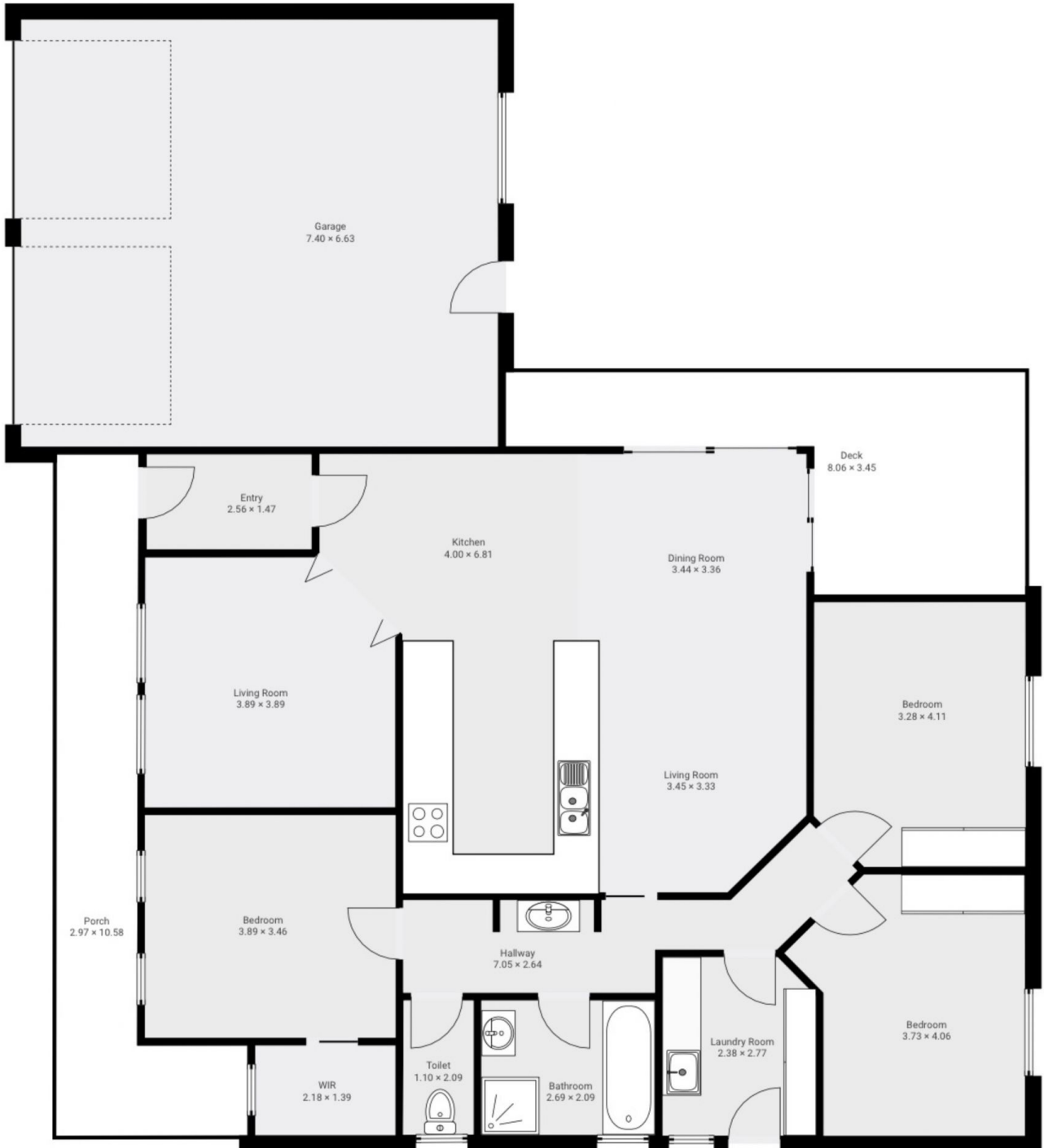
[For full version visit the website](#)

# 8 Roache Court, Warrnambool

8 Roache Court, 3280 Warrnambool, Victoria, AU  
FLOORS: 1

The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

## ▼ Ground Floor



**Luke Williams**  
real estate