

**1/11 Martin Place, Warrnambool, Vic 3280**



**Unit For Sale**

Wednesday, 12 June 2024

1/11 Martin Place, Warrnambool, Vic 3280

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 361 m2**

**Type: Unit**



Justin Allen  
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**\$535,000**

Nestled in a quiet location in a new estate close to Gateway Shopping Centre, walking tracks and Hopkins River precinct, this delightful 2 bedroom home offers comfort and convenience. Just perfect for downsizers, investors or professional singles / couples, this property has a touch of class and is ideally located close to all amenities. Built in 2012 by a well-regarded local builder, 1, 11 Martin Place is a stylish stand-alone unit with an attractive front facade and wide street frontage; there is no common property or Owners' Corporation here, it's all yours! An immaculate home with quality finish and all the mod cons, featuring: 2 spacious bedrooms with BIRs, a sunny formal lounge room, well equipped kitchen with stainless steel appliances, dishwasher, pantry & breakfast bar, adjacent good sized laundry, a lovely bathroom with bath, shower and feature vanity and a separate toilet. The house is fully insulated, has gas ducted central heating throughout, reverse cycle split system for heating/ cooling, day/ night blinds, a soothing colourscheme and quality fittings and soft furnishings. There is internal access to the house from the double garage, a small enclosed back yard, sheltered pergola for alfresco living and a good sized front garden which you can enclose if you wish and/ or add your own touches. The house is set back from the street with a double driveway and plenty of off street parking. The perfect city retreat, a high quality low maintenance home which offers the chance to get away from it all and enjoy some much needed quiet time... Inspection is sure to impress!!