

# 1 Caton Street, Warragul, Vic 3820



## House For Sale

Thursday, 7 December 2023

1 Caton Street, Warragul, Vic 3820

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 587 m2

Type: House



Kim Durrand

**\$750,000-\$800,000**

Nestled deep in the block, this quant period style 2 bedroom plus study home, offers a contemporary North-facing renovation to create a space of remarkable light and proportion. Ornate cornices greet you on entry with solid timber flooring throughout to enhance the character and warmth of this home. As you enter you will be surprised by the large open plan kitchen, dining and living room with an open fireplace. The kitchen is definitely the heart of this home. Featuring stunning marble benchtops, 900mm freestanding oven/cooktop and plenty of storage options. There is easy access through the double doors to the north facing, undercover rear deck overlooking the established trees and views beyond. This compact yet grand home offers two superb bedrooms, both with built in robes, and a large bathroom with claw foot bath and walk in shower. The separate study makes working from home an easy and comfortable option. All modern comforts are included such as double glazed windows, fully insulated walls and ceiling, ducted heating and evaporative cooling and ceiling fans. There is also a double lock up shed and plenty of off street parking for the caravan. Only moments to Warragul CBD, local schools, the Warragul Country Club and all the conveniences of inner town living. You won't be disappointed. Contact Kim Durrand on 0419268882 to arrange an inspection.