

107 Botanic Road, Warrnambool, Vic 3280



House For Sale

Wednesday, 12 June 2024

107 Botanic Road, Warrnambool, Vic 3280

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 675 m2

Type: House



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\$480,000

Embrace the restored charm of 107 Botanic Road. A perfect sanctuary of old and new has been created, as modern features accentuate the original character; creating a spectacular oasis positioned in the centre of Warrnambool. Recently a lot of hard work has gone into improvements you won't see with your eye but create a quality home to be enjoyed for years to come. Upon entry you will be greeted by a brand new set of security doors that opens up into a flawless sunroom filled with an abundance of natural light. This room is also fitted with an electric heater and could be the perfect haven for a study, rumpus room or second living area. Both formal bedrooms are equipped with built in robes and new downlights, blinds and ceiling fans. An hefty amount of work has been done to the bathroom, with a new vanity, taps, towel rail and exhaust fan creating a functional yet sophisticated design. Further work has been carried out in the separate laundry with brand new tiling, you simply don't have to touch a thing. Additionally the kitchen is built with ample storage, a new range hood and dishwasher with a picturesque westerly facing window so stunning, it could be a picture frame. The generous lounge room has been fitted with new downlights, blinds, reverse cycle air conditioner and a new decorative fireplace. Outside you will find an undercover alfresco area and a one car garage with workshop and a new window. Exterior improvements include a new gate, fence, gravel areas, a freshly painted garage door and so much more! This property is within walking distance to Emmanuel College, the Botanic Gardens, Aquazone, the Russels Creek Walking Trail and the CBD. The natural ambience and history of this home creates a welcoming central oasis. Contact us immediately for a private inspection!