

**11 Kent Street, Warragul, Vic 3820**



**House For Sale**

Thursday, 14 March 2024

**11 Kent Street, Warragul, Vic 3820**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 491 m2**

**Type: House**



Shane Candappa  
0419518321

**\$875,000**

Discover a home where character and location converge to create an exceptional living experience. This unique 3-bedroom, 2-bathroom residence offers direct backyard access to the serene Civic Park and Warragul Arts Centre, placing nature and culture at your doorstep. Filled with original charm, the home features decorative cornices and a vibrant colour palette throughout. It is conveniently positioned within an easy stroll to the Warragul CBD, bustling cafes, shops, V/line train station, Logan Park, and more, making it a coveted rare find for those seeking both tranquility and essential amenities.

**Key Features**

- Comfortable master suite with ensuite and built-in robe
- Well-appointed central bathroom
- Spacious family, dining and living areas
- Open-plan kitchen with oven and rangehood
- Year-round comfort with ducted heating and cooling plus a cozy fireplace
- Generous 500m<sup>2</sup> (approx.) fully fenced block
- Large undercover entertaining area for social gatherings
- Detached 2-car garage with rear lane access
- Direct pedestrian access to picturesque parkland

This stunning Warragul property is as close to town as you will ever find, offering a unique opportunity to secure prime real estate in a fantastic location. With so much to admire, it is an opportunity not to be missed. Contact Shane Candappa at 0419 518 321 for your chance to embrace this parkside haven. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at : <https://anz.openn.com/app/p/cnof9ok7vtkbb0cmh6a0> Contact the sales agent IMMEDIATELY to avoid missing out!!!