

# 12 Warburton Street, Beaufort, Vic 3373



## House For Sale

Wednesday, 29 November 2023

12 Warburton Street, Beaufort, Vic 3373

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 930 m2**

**Type: House**



James Waterhouse  
0408382551

**\$420,000 - \$440,000**

Nestled in a prime location, this spacious and inviting brick veneer home offers a ideal blend of comfort and convenience. Situated in close proximity to schools, shops, a hospital, and sporting facilities, this residence ensures that all essential amenities are easily accessible. Upon entering, you are welcomed into a generously sized living space that serves as the heart of the home. The fully renovated kitchen, complete with modern amenities including a dishwasher seamlessly connects to an attached meals area, providing a perfect space for both everyday dining and entertaining guests. The home features three good sized bedrooms, all equipped with built-in robes offering ample storage space. The updated bathroom, centrally located to the bedrooms, boasts a modern design featuring a separate large open shower and separate bath, catering to various preferences and needs. Adding to the allure of this property is the inclusion of a double lock-up garage, providing secure parking for vehicles and additional storage. An undercover BBQ area offers an ideal setting for outdoor gatherings, allowing enjoyment in all seasons all on the large allotment. The home is designed to cater to modern lifestyle needs, with air conditioning throughout the entire home ensuring a comfortable environment all year-round. The property's well-maintained garden enhances the overall ambiance, offering a tranquil retreat within the confines of your own home. This delightful home stands out with access to the yard available on either side of the home that adds convenience of flexible entry points. Notably, this home is within walking distance to the town centre, further emphasising its convenience and proximity to local amenities. The easy drive to Ballarat ensures easy accessibility to larger towns when required, making this property an attractive prospect for those seeking a well-connected and comfortable living experience. Don't miss the opportunity to make this beautiful house your home today.