

**13 Paul Court, Warrnambool, Vic 3280**



**Townhouse For Sale**

Wednesday, 24 April 2024

13 Paul Court, Warrnambool, Vic 3280

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Fergus Torpy  
0428627161



Kirralie Lumsden  
0428790109

## **Auction**

Welcome to your ideal downsizer, savvy investment or first home nestled in a prime location! This immaculate brick unit offers comfort, convenience and a lifestyle you will love. Featuring two bedrooms, it's perfectly sized for comfort and relaxation. The open plan living area creates a seamless flow from the kitchen to the dining and living area, ideal for entertaining or quiet nights in. Well maintained and ready for you to move in, this property presents a neat and tidy living space with ample room for your personal touch. Situated on a generous 420m<sup>2</sup> block, there's plenty of space for gardening, outdoor activities or simply soaking up the sunshine. Plus, with the bustling Northpoint Shopping Centre located directly behind you, all your daily needs are just a stone's throw away. From coffee shops to supermarkets, chemists to hairdressers, everything you desire is within arm's reach. Whether you're downsizing, investing or buying your first home, this property ticks all the boxes. Don't miss out on this opportunity to secure a slice of convenience and comfort in a sought after location. Arrange your viewing today and discover the charm and potential of this delightful property.