

# 16 Birdwood Avenue, Warrnambool, Vic 3280

## House For Sale

Thursday, 9 November 2023

**LW** LukeWilliams  
Real Estate

16 Birdwood Avenue, Warrnambool, Vic 3280

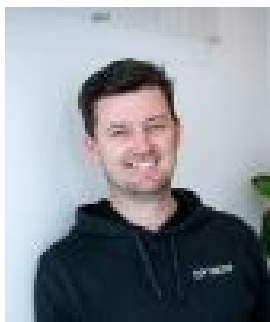
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 959 m2

Type: House



Luke Williams  
0438305533



Dominic Bushell  
0488905293

**\$940,000**

The grandeur of this home cannot be underestimated. Upon entering the private residence, you'll have no choice but to stand still and let your head swivel to take in all of its beauty. The high ceilings with huge decorative cornicing will take your eye as well as the elegant door frames which are an original dark timber. Next, you'll peer down to the pristine hardwood flooring. There are floorboards, then there are the floorboards of 16 Birdwood Avenue, they feel, look and sound better than anything else. The front portion of the home features bedrooms one, two and three as well as the original living room. This part of the home will light up your senses with the geometric stained glasswork typical of the Art Deco period. Towards the rear of the home you'll wander across the master bedroom alongside the memorable study and two bathrooms. The last spot in the house you'll discover is where you'll spend most of your time taking in the sun. The open plan kitchen, dining and living area has been an extension of the house and reaps benefits such as the large glassed panes facing north as well as a private and serene outlook. The block size of 959m<sup>2</sup> approx. is hard to find in central Warrnambool and being a corner block, it has been utilised perfectly by having a large double garage tucked away discretely. The position of this home is superb being only a short walk to everything Warrnambool has to offer including multiple schools, sporting grounds and the CBD. The solid construction, decorative facade and those sweet, sweet curves will make you weak at the knees upon your first inspection. It's a home that you need to see first hand to truly appreciate. For years I have personally driven past this home and never realised what was behind that front fence. Make sure to do yourself a favour and inspect immediately, homes of this calibre and antiquity don't present themselves often.