

**16 Examiner Crescent, Warrnambool, Vic 3280**



**House For Sale**

Friday, 26 January 2024

**16 Examiner Crescent, Warrnambool, Vic 3280**

**Bedrooms: 3**

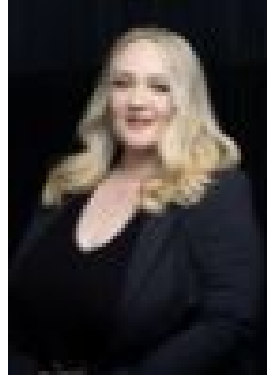
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tessa Stephens  
0400680566



Monique Brooks  
0402740802

**\$400,000 - \$440,000**

Welcome to 16 Examiner Crescent, a charming 3 bedroom property that has been a beloved family home for over 50 years. This West Warrnambool property is complete with a newly renovated bathroom, great size yard and a spacious garage/workshop. This gem features wheelchair accessibility throughout, making it convenient for everyone. The kitchen includes gas cooking, plenty of cupboards and ample storage - even a designated dining space. The 3 bedrooms all have built-in robes for additional storage, as well as a ceiling fan in the main bedroom and a split system in the living room. The bathroom has been updated to be accessible, with a walk in shower and with a separate toilet adjoining to a functional laundry space. The generous 538 m<sup>2</sup> (approx) block provides ample space for you to enjoy - with a single car garage and additional workshop adjoining - what more could you want. Enjoy the tranquility of this quiet street while being in proximity to West Warrnambool Primary School, St Pius Primary School and Brauer College. Convenience is key with a laundromat, hair salon and takeaway within walking distance from the property too! Sports enthusiasts will appreciate the proximity to the local football netball club Old Collegians and West Warrnambool cricket club. After a game, head over to Rafferty's Tavern for a delightful meal or refreshing drink. Public transport is available at the end of the street too! Whether you are seeking a great first home or a sound investment property, 16 Examiner Crescent ticks all the boxes. A solidly built brick home that's ready for its next owner.