

**16 Mannerim Avenue, Warrnambool, Vic 3280**



**Sold House**

Friday, 29 September 2023

16 Mannerim Avenue, Warrnambool, Vic 3280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 712 m2**

**Type: House**



Daryl Kenna  
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## Contact agent

This hidden treasure unfolds into an incredibly roomy family home which is immaculately presented inside and out. The floor plan is exceptional and offers the owner open plan living at its best with two living areas, two dining spaces, and a versatile study that could equally be suitable as a playroom or crafting area. The main living area adopts an open-plan layout; the kitchen overlooks the dining, lounge and alfresco areas. Adjacent to the kitchen is a formal dining room leading to the entrance and a light-filled formal lounge, creating well-connected living spaces. A spacious master suite with en suite is conveniently situated apart from the family bedroom wing, which contains two more bedrooms, a family bathroom and laundry facilities. The homes facade enjoys a northern aspect, and heating is via gas heating; plus there is an air conditioning unit for additional instant heating or cooling. The home has a double garage with a remote roller door and is well equipped for caravan or boat storage with separate access to a stand alone carport behind secure gates. A lush backdrop of plants and shrubs encircles the home, providing privacy and an invitation to the outdoors to enjoy the undercover area and well protected paved courtyard, perfect for BBQs. Sitting on a 712m<sup>2</sup> block (approx.), utilising the outside spaces well with a combination of lawn and garden, the property is ideally located close to schools, sporting facilities, walking tracks and is only a short commute to the CBD. It is evident how much this family home has been loved, you too will enjoy this warm and inviting residence - call us today!