

**18 Church Street, Warragul, Vic 3820**

**House For Sale**

Thursday, 23 November 2023

18 Church Street, Warragul, Vic 3820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Carmen Christie  
0356231222



Stuart Brock  
0407610700

## Online Auction- conditional buyers welcome!

Located within one of Warragul's most esteemed addresses, this beautifully kept and renovated home delivers an inspired blend of period elegance and contemporary living at its best. Distinguished by its desirable street location, this elegant residence is positioned just a short stroll from Warragul Cafés, restaurants, cinema, train station, schools, West Gippsland Arts Centre, beautiful walking tracks and parkland. A gorgeous façade that projects an instant appealing ambience, opens to a warm-hearted home of comfort and pleasure comprising.

- The gorgeous kitchen boasts a generous feature pantry with walnut cove accents and integrated utility pantry. With Calacatta Kapak stone benchtop, handmade Italian tiles, envious La Germania gas stove top and electric oven, Falmec rangehood, Bosch dishwasher and generous storage, this kitchen is accented with brass and walnut handles to tie in the space.
- Central hallway with Baltic pine flooring, dado walls and 11-foot ceilings with fretwork feature arch.
- Built in robes in all four bedrooms with accessibility from the central hallway.
- Two stunning bathrooms are beautifully appointed and generous in size with feature Cassa Design V-groove designed bath, brushed brass tapware, walk in showers and continuation of walnut cove cabinetry seen in kitchen.
- Laundry facilities are ingeniously integrated into the 2nd bathroom cabinetry, practical and out of site.
- The family living areas are positioned at the rear of the home with a light filled airy feel accentuated by extensive glazing, and serene gardens views.
- Ducted heating and a split system air conditioner ensure year-round comfort.
- The gardens are complimentarily landscaped, paved, edged, adorned with established trees and shrubs that beckon you to the outdoors to enjoy.
- Plus, eight roof solar panels and 6.7-star hot water system to help with energy efficiency.
- There is a great sized workshop/storage shed and a single garage that is accessible from the rear laneway.
- Beautiful period features, fixtures, and fittings synonymous with the era feature throughout.
- Set upon an approximate 475m<sup>2</sup> allotment. But there is more, so much more, that will only be appreciated upon inspection! No matter what your motivation for purchasing may be, we can guarantee that purchasing a piece of Warragul's Blue Chip real estate will be a decision that rewards you for years to come. This property is for sale via Openn Offers, online auction. This property can sell at anytime.