

**19 Nicholson Street, Warrnambool, Vic 3280**

**Harris + Wood**

**Sold House**

Thursday, 12 October 2023

19 Nicholson Street, Warrnambool, Vic 3280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 620 m2**

**Type: House**



Danny Harris  
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## Contact agent

This affordable and conveniently located free-standing home is situated in a sought-after popular pocket, between East Warrnambool and the Central precinct. With its close proximity to the CBD, Hopkins River mouth, schools and beautiful beaches, this property offers both convenience and a relaxed coastal lifestyle. Set on a generous 620m<sup>2</sup> site, this home provides ample space for relaxation and potential future extensions. The comfortable layout includes three bedrooms, two of which feature built-in wardrobes, ensuring plenty of storage options with a large full bathroom. Convenience is further enhanced with a single automatic lock-up garage, providing secure parking for your vehicle and additional storage space. For the mechanically inclined buyers, this garage is equipped with an under-car access pit. The low-maintenance nature of this property makes it an ideal investment opportunity, with an expected rental return of \$480 per week. Alternatively, it presents an excellent option for those looking to enter the property market as a first home. Immerse yourself in the coastal lifestyle with the nearby Hopkins River mouth and beaches just a short stroll away. Enjoy leisurely walks along the shore, take in the fresh sea breeze, or indulge in various water activities. The proximity to Liebig Street ensures easy access to a range of shops, cafes, and amenities, making daily errands a breeze. Don't miss out on the chance to secure this conveniently located home.