

**19 St James Crescent, Warrnambool, Vic 3280**

**Harris + Wood**

**Sold House**

Friday, 13 October 2023

19 St James Crescent, Warrnambool, Vic 3280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 617 m2**

**Type: House**



Matthew Wood

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## Contact agent

Displaying 1960's charm, this blond brick residence has been fully renovated, providing the perfect foundation for a modern, comfortable lifestyle in the popular street that is St James Crescent. Features include 4 bedrooms (master with ensuite), gas heating in the formal lounge, split system heating/cooling, central heating throughout, 6.6kw solar system and generous alfresco area orientated perfectly to take advantage of the afternoon sun. The site of some 617m<sup>2</sup> is in a location sought after for its proximity to parklands, popular schools, Centro Shopping Centre and is a short 5-minute commute to CBD. A recent rental appraisal of approximately \$550 per week for those seeking a strong yield.