

**2/122 Mortlake Road, Warrnambool, Vic 3280**

**Harris + Wood**

**Sold House**

Friday, 3 November 2023

2/122 Mortlake Road, Warrnambool, Vic 3280

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 352 m2**

**Type: House**



Josh Bermingham

0439219216

**\$549,500**

Nestled in a highly sought-after North Warrnambool location, this charming home is ideally situated close to a variety of amenities that will surely meet all your needs. With the North Point complex just a stone's throw away, you'll have easy access to a plethora of shopping options, making those last-minute errands a breeze. For those who enjoy an active lifestyle, this property offers walking tracks along the scenic Merri River, providing the perfect backdrop for your daily exercise routines or leisurely strolls. Additionally, nature reserves surround the area, offering opportunities to connect with the great outdoors and recharge in tranquil settings. Convenience is key, as this property is only a short drive away from the CBD, ensuring that you're never too far from the vibrant heart of the city. Whether it's for work or play, a quick commute is guaranteed, allowing you to make the most of your time. This delightful home boasts 2 bedrooms, providing ample space for you to unwind and recharge. Additionally, it features a study or guest room, allowing for versatility and the ability to accommodate friends and family when they come to visit. The main living floor also offers the convenience of a separate additional toilet, ensuring the utmost convenience for you and your guests. The home itself is serviced by split system heating and cooling. Step outside and discover a rear yard that is perfect for entertaining. With an inviting alfresco area, you can host gatherings, BBQs, or simply enjoy a peaceful evening under the stars. The possibilities are endless, and this space is sure to become a favourite spot for creating cherished memories. Additionally, you are spoilt for an oversized single garage with additional work space. In summary, this property offers the perfect blend of convenience, nature, and entertainment possibilities. With its desirable location near shopping, picturesque walking tracks, and easy access to the CBD, it presents an opportunity not to be missed. Don't hesitate to make this house your home and start enjoying the fantastic lifestyle it has to offer. Approximate rental return of \$500 per week.