

# 2 Lineda Court, Warrnambool, Vic 3280



## House For Sale

Sunday, 26 May 2024

2 Lineda Court, Warrnambool, Vic 3280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Christine Steere

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**\$670,000-\$695,000**

Welcome to 2 Lineda Court, Warrnambool, an immaculately presented, brick veneer residence nestled in a quiet cul-de-sac, on a 650sqm block and surrounded by established homes and great neighbours! Here, you can unwind and embrace the peaceful ambiance of nature in the private enclosed yard and the Merri River within a stroll. Step inside this well designed home, where large windows and glass doors fill the space with natural light and lead out to an inviting undercover entertaining area. The layout of this three-bedroom home includes cleverly designed storage in every room and ample indoor and outdoor living space for the growing family or retirees. Features include:- Chef's kitchen with high bench tops, a huge island bench/breakfast bar, wall oven, electric stove top, dishwasher, pantry and an abundance of storage cupboards and drawers to tuck everything neatly away. The living and dining area boast northern sunlight and the kitchen overlooks the terrific undercover area, perfect for gathering with family and friends for the weekend barbeque. Large master bedroom with large ensuite and walk-in robe. Two further generously sized bedrooms with excellent built-in robes for storage. Spacious family bathroom with bath and separate shower. Separate toilet room. Large laundry, leading out to the drying yard and vegie garden. Expansive undercover outdoor area and landscaped gardens with room for children to play safely in the private rear yard with a raised vegie patch ready to plant out. Huge double garage of 7m x 6.5m approx. with auto roller doors and secure entry into the home. Ample room to easily accommodate today's modern people mover or workhorse comfortably and leave room for a workshop/hobby area or bar. Direct rear yard access via a roller door provides an option to store the boat or trailer securely in the rear yard. Comfortable gas heating plus split system air conditioner and solar panels to keep the power bills in check. Minutes from a choice of primary and secondary schools, Coles complex, medical and pharmacy, bakeries and dining at Northpoint Shopping Centre. Ideal investment opportunity with an expected rental return of \$600 - \$650 per week. Show us a tidier home of this quality, built by a private builder, at this price point! Join in at the next Open Home or book your private inspection today and explore for yourself!