

**278 Lava Street, Warrnambool, Vic 3280**



**Sold House**

Friday, 6 October 2023

278 Lava Street, Warrnambool, Vic 3280

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



Tim Wells

0488268001



Tracey Wake

0439033588

## Contact agent

Whether you're a busy professional looking for a comfortable home close to popular amenities or someone seeking to down size from a larger property, this house is sure to capture your interest. Retaining its welcoming original features, including high ceilings, ornate cornices, rosettes, and a bay window offering a fantastic outlook. The main residence is sure to delight buyers, boasting two generously sized bedrooms, a well-lit lounge area, and an open-plan kitchen with meals area. For those in need of additional space, the property features a fully lined and functional rumpus room, which could easily serve as a gym, home office, or "man cave", catering to various needs and preferences. Stepping outside, you'll find yourself surrounded by beautiful established gardens that add to the property's allure. Completing this package is a large double remote garage, providing secure parking for your vehicles. An outdoor sitting area allows you to bask in the tranquillity of the surroundings and enjoy some fresh air. Additionally, the rear access further enhances the convenience and accessibility of this fantastic property. Sure to generate significant interest with its ideal position close to the South West Health Care hub, sporting facilities and the CBD. Don't hesitate; call now to schedule your inspection and seize this fantastic opportunity.