

**28 Johnstone Road, Warrnambool, Vic 3280**



**Sold House**

Tuesday, 26 September 2023

28 Johnstone Road, Warrnambool, Vic 3280

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1572 m2**

**Type: House**



Daryl Kenna  
0418529739

## Contact agent

This sophisticated two-storey residence graces an expansive double-sized lot, spanning an impressive 1583m<sup>2</sup>. Offering dual access from both Johnstone Road and Wollaston Road, the property comprises a spacious family home complemented by ample garaging and a carport, ideal for accommodating additional vehicles such as a caravan or boat - if you're seeking space, this residence truly delivers! The substantial size of the lot presents the exciting potential for subdivision (STCA), allowing you to sell off a separate vacant block without compromising the main house block, parking facilities, or side access. The dwelling itself is generously proportioned and showcases two distinct living areas. The upper level is exclusively dedicated to four bedrooms, with the master bedroom featuring an en suite and a walk-in robe. A well-appointed family bathroom with a bath, shower, and a separate toilet serves the remaining three bedrooms on this floor. Additionally, a welcoming landing/lobby area enhances the functionality of this level. The lower level of this residence is thoughtfully designed to meet the evolving needs of a growing family. It encompasses a formal dining and lounge room, as well as an open living area that seamlessly integrates the kitchen, dining, and lounge spaces. This open living area extends gracefully to the outdoor undercover entertainment space, offering picturesque views of a meticulously manicured garden. Completing the ground level is a versatile fifth bedroom, which could serve as a home theatre or an additional living room, along with a well-appointed bathroom and a convenient laundry area. Notable amenities include a split-system air conditioner on the upper level for climate control and efficient gas heating on the lower level. Nestled on a corner block along Wollaston Road, this residence provides a sense of seclusion and tranquillity. Nearby, you'll find enchanting walking trails, and the property is just a short drive away from a major shopping complex. Maintained with meticulous care, both inside and out, this property is presented in impeccable condition. Don't miss the opportunity to explore it for yourself - schedule a private viewing today, as this home is unquestionably worthy of your consideration! Expressions Of Interest closing 20 October at 12 pm.