

**3/42 Davis Street, Warrnambool, Vic 3280**

**Falk & Co**

**House For Sale**

Friday, 14 June 2024

3/42 Davis Street, Warrnambool, Vic 3280

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2392 m2**

**Type: House**



Gary Attrill

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## **\$1,200,000 to \$1,300,000**

Set on the fringe of the CBD just moments from the coast, river, schools and world-renowned Warrnambool Golf Club this 2,392sqm (approx.) property is a sleek retreat that seamlessly melds style and functionality for vibrant family living and entertaining, offering outstanding features:- 4 large bedrooms, main with ensuite and BIR's others with BIR's- large kitchen /dining with, butler's pantry, large island bench, dishwasher and electric appliances- main bathroom with bath, shower and WC- north facing lounge- large laundry with ample storage- office/study- fully lined double garage with kitchenette and bathroom, could easily convert to private retreat or Air BnB.- large, protected north facing outdoor area, overlooking built in fire pit with built in seating- additional shedding with outdoor shower and freshwater tank- fully landscaped with low maintenance appeal and plenty of space for future shedding, caravan or boat storage. Perfectly oriented to capture year-round northern light, the home's minimalist design reveals an interior that is ideally zoned, with expansive open plan living and dining rooms benefiting from natural timber floors, . On over half an acre, this remarkable oasis is a versatile asset reflecting an unrivalled property opportunity.