

# 3 Downton Street, Warragul, Vic 3820

## Sold House

Monday, 22 April 2024

3 Downton Street, Warragul, Vic 3820

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 611 m2

Type: House



Carmen Christie  
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**\$695,000**

Forget the hassle that comes with planning and building but instead purchase this cracking as new 6.4 Energy Rating 4-bedroom residence that has excellent wide side access through to a 6m x 6m shed - 2.1m clearance and 2.4 inside, with concrete floor and power, positioned in the sought-after Copelands Estate. There is so much to like about this property and here is a glimpse of what is on offer.

- Right across the road from the new St. Angela of the Cross Primary School and just a short drive from Warragul North Primary School.
- Wide side access to off street parking area and through to a 6m x 6m shed with front roller door.
- Stone top central kitchen with island bench breakfast bar, gas cook top, electric oven, dishwasher, good sized refrigerator cavity and ample storage.
- Open plan family living room with stacker door access to a concrete alfresco pad area and yard.
- A good-sized office, perfect if you work from home.
- Main bedroom with walk through robe and en-suite that has vanity, WC, and shower.
- The three remaining bedrooms are generous in size and have built in robes.
- Second family living room/children's retreat.
- Central bathroom, separate WC, and practical laundry.
- Ducted heating throughout plus a split system air conditioner located in the family living room.
- Double garage with internal access for ease and peace of mind.
- Set upon a 611 m<sup>2</sup> allotment.
- Fully fenced back yard perfect for children and or pets.
- Easy access to Warragul CBD and amenities via main arterial road networks.

For more information and to book your inspection, call our office today. A Section 32 Vendor Statement is available upon request. Disclaimer: All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.