

# 3 Murdoch Avenue, Warrnambool, Vic 3280



## House For Sale

Saturday, 13 April 2024

3 Murdoch Avenue, Warrnambool, Vic 3280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dominic Bushell  
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**\$690,000.00**

This unique double storey American Suburban home feel, presents real value to the discerning buyer. Privately built, in a quiet sought after area, this home has undergone a recent renewal, including new carpets and floor coverings as well as a modern 'whisper white' paint tone to allow the new buyer to add their flair and taste to accentuate this home and take it to the next level. Upon entering the home from the main entrance, you will be welcomed by the high cathedral ceiling into the open-plan downstairs living. The combined living, dining and kitchen area with a gas log fire place and a powder room for visitors and access to the north facing courtyard via a sliding door. The master bedroom with split system heating and cooling, a walk-in-robe with an ensuite featuring antique pedestal vanity, a shower and bath combination offers the ultimate in convenience. A feature staircase, with small internal balcony leads you upstairs to three spacious bedrooms, the main bathroom and a living area featuring a work from home space. All bedrooms feature B-I-R with ceiling fans in two bedrooms and a split system in the third. Outside, the home is virtually maintenance free, being built of bricks, aluminium windows and a slate look tiled roof and featuring double ringed semi-elliptical brick arches as a feature, to enhance the arched windows at the front of the home. There is a natural stone retaining wall built around the perimeter with a cobblestone driveway and footpath that leads to the front entrance. The paved courtyard features a curved serpentine feature brick retaining wall, which also cleverly acts as a seating area for outside entertaining. Elsewhere, the garden area contains low maintenance plants and a variety of stone finishes which serve as a mulch. A conveniently placed laundry, double garage and plenty of additional storage, this home must be viewed to fully appreciate its quality and ambience!