

**31 Cherlin Drive, Warrnambool, Vic 3280**

**Harris + Wood**

**Sold House**

Saturday, 23 September 2023

31 Cherlin Drive, Warrnambool, Vic 3280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 917 m<sup>2</sup>**

**Type: House**

## Contact agent

Flawlessly presented, this character-filled home will stand out on first impression. A private and hidden facade with elegant features provides a charming grand entrance that is complemented and concealed by lush green foliage. Making a statement from the moment you arrive, you will instantly feel a sense of space with impressive high ceilings, a wide entrance hall and quality hard wood flooring flowing into the heart of the home. Sure to impress, you will love the large, open kitchen with Caesar-stone bench tops, stainless steel appliances, an abundance of storage space and a plethora of detail that completes this beautiful space. Being a north facing yard, and with an abundance of windows throughout, this home is flooded with natural light year-round. With two designated lawn areas, there is plenty of space for the children to run wild and entertain themselves for hours on end. Overlooking the kitchen and providing an open floor plan is the expansive living area and dining zone. With a cosy gas log fire in the heart of the living area, it makes for a perfect family space. You will be in comfort with plenty of natural light and quaint features that complete the zone and make for easy living. Sliding doors lead out onto a generous deck and an alfresco that provides a tranquil setting to enjoy with friends and family all amongst lush professional landscaping. Servicing the outdoor space is a fully functional outdoor cooking zone, with BBQ, sink, bench, and refrigerator space. The master suite is sure to impress all with its large fitted walk-in robe and private ensuite. The additional bedrooms are serviced by the main bathroom which has been complete with a separate walk-in shower and spa bath. The home is also spoilt for a cinema room/2nd living space and home office or 4th Bedroom with a beautiful outlook onto a tranquil garden. Added features include a large laundry, remote-controlled triple garage, downlights throughout, split system heating/cooling, blinds, projector cinema and much more! Located in the popular area of North Warrnambool, you will be in close proximity to the Russells Creek walking track, Brierly Recreational Reserve, an array of primary and secondary schools, Centro Shopping Centre and the Warrnambool Racing Club. For any further information, please contact Josh Bermingham on 0439 219 216. Potential rent return at \$650-695 per week. To discuss any rental investment inquiries with our property manager, please contact Liz Uebergang on 0419 045 099.