

**38 Donovans Road, Warrnambool, Vic 3280**



**House For Sale**

Wednesday, 31 January 2024

38 Donovans Road, Warrnambool, Vic 3280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



Tim Wells

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Tracey Wake

0439033588

**\$499,900**

Ideal for first-time homeowners or savvy investors, this classic brick and tile home has been very well cared for and effortlessly caters to a diverse range of buyers. Very neat and tidy inside but with room for you to add your own mark; inside you will discover three bedrooms with built in wardrobes, neat bathroom with a separate shower and bath, lounge with an elevated outlook plus gas central heating and split system. The kitchen has a functional design, leaving a great space to upgrade easily. Step outside to a spacious double carport with roller doors that not only safeguards your vehicles but also transforms effortlessly into an inviting, enclosed entertainment space. There is a secure rear yard, and the property sits on a total of 611m<sup>2</sup> parcel of land. Nestled in a popular and quiet location, you have an elevated outlook and are just a stone's throw from St Joseph's Primary School, Northpoint Plaza and just a short commute to the CBD. It's worth noting that properties in this highly coveted neighbourhood are a rare find, making this an opportunity that should not be missed.