

# 4/22 Kent Street, Warragul, Vic 3820



## Unit For Sale

Saturday, 27 January 2024

4/22 Kent Street, Warragul, Vic 3820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 333 m2**

**Type: Unit**



Ben Codling

**\$500,000 - \$550,000**

Nestled in a prime location just 400 meters from the heart of Warragul, this charming 2-bedroom home offers a blend of comfort and convenience, perfect for those seeking a serene lifestyle close to urban amenities. The residence is ideally situated within a short walk to the Warragul Arts Centre and Civic Park, and is conveniently close to public transport options, including the V/Line train station. Key Features: \* 2 Bedrooms/1 bathroom - bedrooms with built in robes, full sized family bathroom & separate toilet. \* Living area features bay window. \* Open plan kitchen/dining area. \* Generously sized timber kitchen with gas hotplates & 60cm oven. \* Gas heater & daikin split Heating and cooling system. \* Single remote garage provides secure and convenient parking with easy access to the home. \* 5 panel solar panels and Inverter - sustainable feature that reduces energy costs and supports eco-friendly living. \* Established mature gardens ideal for a green thumb. \* Excellent location - just a short stroll(400m) away from Central Warragul, the Warragul Arts Centre, Civic Park. \* Public transport, and the V/Line train station, this home is perfectly positioned for convenience and lifestyle. This property represents a fantastic opportunity for those looking to enjoy the comforts of modern living in a sought-after location. Its proximity to essential amenities combined with its array of features makes it an ideal choice for a variety of buyers. \*\*Like Superman we always do everything in our power to provide you with up to date & accurate info on all our properties - however we highly recommend that you do your own due diligence by contacting all relevant shires & government departments, plus speak with your own advisors. Virtual furniture has been used in some pictures used in advertising. Due Diligence Checklist put out by the government can be found here - <https://www.consumer.vic.gov.au/duediligencechecklist>(Baw Baw RE, eXp Australia, Ben Codling & all associated identities accept no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website.)