

4 Bolden Avenue, Warrnambool, Vic 3280



House For Sale

Wednesday, 12 June 2024

4 Bolden Avenue, Warrnambool, Vic 3280

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$350,000

Entering the market for the first time in over 46 years, this much-loved original family home presents as an exceptional entry level opportunity to break into the market. The property is liveable, functional and is priced accordingly, however, it would benefit from some updates. An entry hall leads you into the living room where large windows allow natural light to flow throughout. The updated kitchen and dining area is open plan and leads to the rear sunroom. Three bedrooms all with built in robes are serviced by a central bathroom and separate WC. Next to the bathroom, the laundry provides an opportunity to extend and renovate the current bathroom without compromising the floorplan. Outside offers space to relax with an enclosed north facing sunroom, fernery, established low maintenance gardens and secure back yard. The side driveway allows combined with double garage allows plenty of room for vehicles. Adjoining the garage is a bonus 9.2 x 4.3m workshop/games room with WC, sink with plenty of room for storage. Set on 579m² (approx.) this brick home is conveniently located within proximity to Gateway Plaza, schools, public transport and sporting facilities.