

**42 Moonah Street, Warrnambool, Vic 3280**



**House For Sale**

Wednesday, 17 January 2024

42 Moonah Street, Warrnambool, Vic 3280

**Bedrooms: 3**

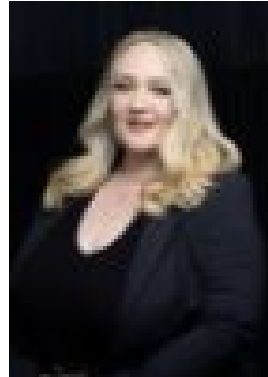
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tessa Stephens  
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## Contact Agent

This three bedroom home is positioned on a spacious 741m<sup>2</sup> (approx) block in the sought after location that is North Warrnambool and is ideal for families and investors alike. Inside two inviting living spaces, one formally appointed at the front and an open plan living attached to the tastefully updated kitchen with blackwood cupboards, granite benchtops, a dishwasher and gas cooking. The property also includes split system and gas heater for year round comfort. The updated bathroom includes separate bath and shower and a separate toilet. Ceiling fans in the bedrooms ensure a pleasant nights sleep in the warmer months. The home has been recently painted and new hot water service has already been installed. A spacious car garage/workshop is positioned at the rear of the block, allowing for access for trailers and other items. Nestled in a quiet location, this property is within walking distance to Centro Shopping Plaza and a short drive to Gateway Shopping Plaza. The CBD is just a few minutes away and public transport is conveniently accessible around the corner on Garden Street; everything is at your fingertips. For nature enthusiasts, the Russell Creek walking path is right by your doorstep, offering a scenic route for a leisurely stroll/bike ride. Families will love the proximity to the playground and parkland, providing a safe and enjoyable space for kids to play. Education options abound, with both public and private schools nearby, including Warrnambool College, Emmanuel College, Kings College and St Joseph's Primary School. Sports enthusiasts will appreciate the short distance to local football and netball clubs, creating a sense of community. For a touch of excitement, the racecourse is also just a stones throw away. Don't miss the chance to make 42 Moonah Street your new home or sound investment. Experience the perfect balance of convenience, comfort and community.