

44 Commercial Street, Willaura, Vic 3379



House For Sale

Friday, 26 January 2024

44 Commercial Street, Willaura, Vic 3379

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 764 m2

Type: House



Adam Walker
0353522303

Sale By Fixed Date - Mon 12th Feb, 2024 @ 12pm

Sale By Fixed Date - Monday 12th February, 2024 @ 12pm (Unless Sold Prior). Indicative Buyer Range \$260,000-\$265,000. Step into the charm of a country-style period home that captivates with its timeless appeal, nestled amidst established gardens on a generous 764 sq.m block with rear lane access. The spacious, north-facing lounge welcomes you with a warm ambiance fueled by gas heating, creating a cozy retreat. With three well-proportioned bedrooms, the home provides comfort for families, tree-changers, or retirees seeking a serene retirement base. The neat country-style kitchen is a delight, offering ample storage space, a gas stove, and the convenience of an air conditioner. An updated bathroom showcases a modern touch with a shower, large vanity, and a separate toilet. The property boasts practical features, including a high-clearance tandem carport, a Colorbond shed measuring 9m x 7.5m with power and 2m sliding doors, a 6m x 4m garage workshop, a powered garden shed, and a well-fenced block ensuring privacy and security. Conveniently located, the property is only 20 minutes from Ararat, 40 minutes to the awe-inspiring Grampians, and 1 ¼ hours to the coastal charm of Warrnambool. This residence harmoniously blends functionality with rural charm, making it an ideal haven for those seeking a tranquil country lifestyle. Located in the small but vibrant town of Willaura, you'll have easy access to an award-winning bakery, Post Office, Primary School, supermarket, Police Station, Children's Playground, sporting precinct with a swimming pool, nursing home, public transport, and much more. This is your opportunity to enjoy a peaceful country lifestyle with all the amenities you need just around the corner. Don't miss the chance to make this property your own retreat, offering both comfort and proximity to key destinations.