

**45 St James Crescent, Warrnambool, Vic 3280**



**House For Sale**

Thursday, 26 October 2023

45 St James Crescent, Warrnambool, Vic 3280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 942 m2**

**Type: House**



Daryl Kenna  
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**\$629,000**

Are you looking for a cosy home for your family? A home to down size to? Or maybe an investment property? This is your opportunity to snap up a solid brick home and live with the best of our great coastal city at your fingertips! Sitting in an elevated position with a northerly aspect, the home is conveniently located close to the Merri River walking trails, a major shopping complex, schools, playground, sporting facilities and public transport. The floor plan caters for family life, with four generously proportioned bedrooms; the master bedroom with walk-in robe and en suite, while the other three bedrooms have built-in robes, two generously proportioned living spaces, separate dining area and centrally positioned kitchen. A family bathroom contains a shower and bath and there is a separate toilet. Extra features of the home include a gas log fire and split system air conditioner for heating and cooling. Outside the home is a single carport as well as a single garage with a remote roller door and the property sits on a large block of approximately 942m<sup>2</sup>. Ready and waiting to be enjoyed, book your private inspection of this delightful home today!