

**59 Wollaston Road, Warrnambool, Vic 3280**



**House For Sale**

Tuesday, 21 November 2023

59 Wollaston Road, Warrnambool, Vic 3280

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 981 m2**

**Type: House**



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**\$655,000-\$675,000**

This is truly an amazing opportunity to purchase an extended family home or investment property in superb North Warrnambool. The property consists of a 3 bedroom home, one bedroom unit and studio apartment, all on one title with separate access and parking to all. The home itself is a comfortable circa 1960's home comprising entrance hall, living room, open plan kitchen/dining area with central bathroom & separate laundry. There are 3 bedrooms all with built in robes with the exceptionally large master including a parent's retreat/sitting area and newly renovated ensuite. The unit would be ideal for an extended family member or as a separate rental, comprising entrance hall, kitchen/dining and living room with small balcony overlooking the garden, the bedroom has built in robes and dressing table/drawers and there is a central bathroom & separate laundry. An attached double garage opens into an enclosed porch area providing undercover access to both the house and unit and through to the back deck/barbecue area. The Studio apartment is fully self-contained with its own entrance and driveway. It has an as new kitchen and a fully renovated bathroom with a large living/bedroom area and would suit a multitude of uses. Although leased separately until recently it would also be an ideal rumpus room, teenagers retreat or man cave. The house is currently leased to a first class tenant of 14 years who is keen to stay on, so if you are looking to invest there is instant revenue with the added option of leasing the unit &/or studio as well providing a great return on investment.