

8 Andrews Avenue, Warrnambool, Vic 3280



House For Sale

Wednesday, 29 November 2023

8 Andrews Avenue, Warrnambool, Vic 3280

Bedrooms: 3

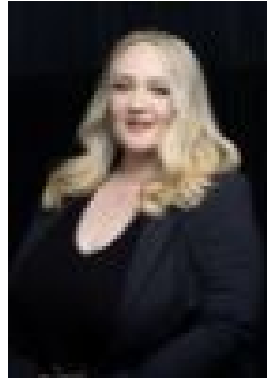
Bathrooms: 2

Parkings: 1

Type: House



Tessa Stephens
0400680566



Monique Brooks
0402740802

\$600,000 - \$660,000

Locally built with comfort and elegance at the forefront. This brand new home encompasses a number of features and fixtures you won't find in other properties offered on the market today. Built with longevity and quality craftsmanship as the cornerstones of ARJ Builders, we know the lucky purchaser will be exceptionally happy at 8 Andrews Avenue. The home includes 3 bedrooms, master suite with walk-in wardrobe and ensuite - positioned at the front of the home with 2 additional bedrooms and study. The open plan kitchen, living and dining space is exceptionally spacious, natural light from the east- west facing windows in living/dining area that opens to Merbau hardwood decking boarding the property. Just picture yourself sitting back - wine in hand watching the sun set over the Merri. The perfect way to relax and unwind or entertain friends over the warmer summer months. Inside top quality appliances feature in the kitchen with Bosch oven, range hood, electric cooktop and dishwasher as well as soft close cabinetry throughout - let your inner chef out or simply there for your convenience. Other features include, Heat pump hot water system (1 kilowatt of electricity = 4 kilowatts of hot water) Split system with 8 kilowatts for cooling and 9 kilowatts for heating Stainless steel handrail Solid timber roof and ceiling battens Double glazed windows with timber reveals Pine half splayed skirting and architraves Posi strut flooring system with R3.9 insulation R2.5 wall insulation R4 ceiling insulation Bosch oven, range hood, cooktop and dishwasher Dulux exsulte render system Dulux wash and wear paint Steel-Line panel lift garage door with automatic technology motor Full ceramic close coupled toilets with soft close lid Quality tapware throughout Soft close cupboards and drawers Enjoy this brand-new home situated in the ever popular Riverside Estate - with views of the Merri River and plans for walking tracks, playgrounds and other family amenities. Why go through all the stress of building when you can simply move straight into Andrews Ave. Book an inspection of this brand new, custom home today.