

**80 Ardlie Street, Warrnambool, Vic 3280**



**House For Sale**

Friday, 5 April 2024

80 Ardlie Street, Warrnambool, Vic 3280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



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**\$610,000 - \$640,000**

Venture inside this home and you'll uncover delightful surprises that elevate the charm and appeal beyond what initially meets the eye. Whether you're a busy professional looking for a comfortable home close to popular amenities or someone seeking to down size from a larger residence, this property is sure to capture your interest. Located on the same street as Emmanuel College and St John Of God Hospital, the home is also only a short walk from the CBD and major shopping hubs. Sitting adjacent to the Merri River and overlooking crown land and walking trails, a serene outlook where you can simply gaze at the tranquil scenery beyond will be sure to delight you whatever the season. The newly renovated kitchen takes centre stage, complete with an island bench with 40mm Caesar Stone bench tops and waterfall ends. The 900mm free-standing oven has a gas cook top, ideal for the most discerning of home cooks, and the kitchen area is finished in crisp white, deep slate grey tones with polished floorboards and timber accents, creating Hamptons - style sophistication. Oversized windows allow natural light to bathe the living area; it is a place where you can lose yourself in the pages of your favourite novel. The mix of textures, contrasting floor-to-ceiling tiles and a towering glass shower screen creates a striking bathroom with an additional toilet located in the laundry. Three bedrooms provide privacy for all with one bedroom opening through sliding doors to the outdoors. For those in need of additional space, the home has another room that could function as a study, home theatre or second living space, plus the addition of a free-standing bungalow, gives the option for a fourth bedroom or guest wing. Expanding the living space, is a large raised wooden deck that easily accommodates a dining table and outdoor lounge, stepping down to a grassy area perfect for a fire pit. If you're looking for a fun and unique home, with character, personality and warmth, then take a peek inside, it will be sure to be of interest!