

**10 Barham Avenue, Warrnambool, VIC, 3280**

**Harris + Wood**

**House For Sale**

Friday, 16 August 2024

10 Barham Avenue, Warrnambool, VIC, 3280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Coastal Charm Meets Convenience

This charming three-bedroom home in East Warrnambool is perfectly positioned on a 561m<sup>2</sup> site in one of the most desirable areas of the city. Nestled beside the scenic Warrnambool boardwalk and just a stone's throw away from the Flume beach, it offers the best of coastal living. The property is also just a short stroll from the CBD, East Warrnambool Primary School, and the popular Wilba and Co Café, ensuring convenience and a vibrant lifestyle right at your doorstep.

Boasting 3 bedrooms each equipped with built-in robes, 2 bathrooms and an open kitchen/dining/living area bathed in natural light. The heart of the home features expansive double doors that effortlessly open onto a wrap-around deck, perfect for enjoying the serene sounds of the ocean and picturesque sunsets.

For convenience, the property boasts a double garage with electric doors, providing secure parking and additional storage space. Additionally, a separate single garage, accessible directly from the street, offers versatility perfect for housing a boat, extra vehicle, or creating a workshop.