

**109 Davis St, Warrnambool, VIC, 3280**



**House For Sale**

Wednesday, 25 September 2024

109 Davis St, Warrnambool, VIC, 3280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Fergus Torpy



Kirralie Lumsden

## **How Charming!**

This beautifully presented weatherboard cottage combines timeless charm with authentic character, making it the perfect home for families or those seeking a cozy retreat. Boasting three generously sized bedrooms and polished pine floorboards throughout and solar panels, this home exudes warmth and personality from the moment you step inside.

The large, light filled kitchen with open plan dining and lounge area creates a welcoming space for entertaining. Leading on to a spacious deck, perfect for alfresco dining or enjoying a quiet morning coffee in the sunshine. The seamless indoor/outdoor flow makes this home ideal for those who love to host.

Comfort is assured year round with gas ducted heating, ensuring you'll stay cozy even in the cooler months. For car enthusiasts or those needing extra storage, the property includes a double garage and an adjoining carport at the rear, offering ample space for parking and projects.

Located just a short walk from Merrivale Primary School and the picturesque Rail Trail, which leads straight to the beach, this home is perfectly positioned for both convenience and recreation. A quick stroll into town puts shops, cafes and restaurants at your fingertips, making this the ideal spot for a balanced lifestyle.

Contact us today to see it for yourself.