

**12 Clifton Street, Warrnambool, Vic 3280**



**House For Sale**

Wednesday, 19 June 2024

12 Clifton Street, Warrnambool, Vic 3280

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 643 m2**

**Type: House**



Tim Wells  
0488268001



Tracey Wake  
0439033588

**\$649,900**

Nestled in the highly sought-after East Warrnambool area, this beautiful 3-bedroom, 2-bathroom home offers an abundance of space, comfort, and versatility. Offering a comfortable family home plus a fully self contained unit this home is perfectly positioned close to schools, Gateway Plaza, and just a short stroll to the picturesque Hopkins River, ideal for families, professionals, or investors alike. • Three bedrooms with built in wardrobes plus master with en suite • Large lounge featuring cathedral ceilings, which create an inviting atmosphere. • Neat kitchen that is well equipped with modern appliances and plenty of storage. • Dining area which flows seamlessly to the extensive outdoor entertaining area, perfect for gatherings and summer barbecues. • The back yard is a great space for kids to play, gardening, or simply enjoying the outdoors. • Self-Contained Unit, ideal for teenagers seeking independence, renting out for extra income, or as a fully networked home office, providing a quiet and private workspace. Equipped with everything needed for independent living, making it the perfect mini-home within your home with a kitchenette and bathroom. Whether you're looking for a family home with room to grow, a rental investment, or a flexible living space, 12 Clifton Street has it all so don't miss this opportunity to secure this fantastic property that has just that little bit more than most in this fabulous location.