

**34 Sinclair Street, Warragul, VIC, 3820**

**House For Sale**

Thursday, 10 October 2024

34 Sinclair Street, Warragul, VIC, 3820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Stuart Brock  
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## Stunning Views and Prime Location

Discover this inviting brick and tile home, perfectly located in the highly sought-after Warragul North. Offering a practical updated kitchen and generous light filled open plan living area, with access out to an expansive decked alfresco. The deck provides breathtaking views over the town and out to the Strzelecki Ranges—ideal for relaxing or entertaining.

Inside, you'll find two generously sized bedrooms, both with built-in robes, a central bathroom, and a separate WC. The open-plan family living area is equipped with a split system air conditioner, ensuring comfort year-round.

This home sits on a large 784 m<sup>2</sup> block with ample potential for those looking to renovate and make it their own, offering plenty of scope for creativity and personalization. The property also includes under-house storage, a carport, and additional sealed parking for a second vehicle.

With proximity to Warragul North Primary School and St. Paul's Anglican Grammar School, easy access to walking tracks at Brooker Park, and just a short drive to the Warragul town centre, this home is brimming with opportunity—perfect for first-home buyers, renovators and downsizers.

Call our office today for more information and to book your inspection. A Section 32 Vendor Statement is available upon request.

Disclaimer: All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.