

**12 Gloucester Place, Warragul, VIC, 3820**



**House For Sale**

Friday, 15 November 2024

12 Gloucester Place, Warragul, VIC, 3820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tyler Hogan

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## **A Charming "Hole in one"**

Offering elegant street appeal and endless charm and character, one lucky purchaser will be fortunate enough to secure this immaculately kept residence, that's been loved and cared for over many years to the highest level.

Located a short chip from the Warragul Golf Club, and providing easy access to walking tracks, open park land and multiple schools, this address at 12 Gloucester Place couldn't be more conveniently located. Perched on a flat 695m<sup>2</sup> allotment, the property features a Charming 3-bedroom weatherboard home and a huge 2 car garage with extra room for your golf cart. Inside the home, you'll find all 3 spacious bedrooms with built-in robes, a well-appointed kitchen including dishwasher, hardwood timber floors, gas ducted heating and a reverse cycle air conditioner, ceiling fans, ducted vacuum and a newly renovated "Senior friendly" ensuite, which is easily converted to a full ensuite if required.

Outside provides for a relaxing lifestyle in the covered alfresco and verandah, overlooking the low maintenance backyard with established gardens, which have been beautifully manicured and were the highlight of the street for decades.

All at an affordable price, just putting distance from the Golf Course, Tee up and Tee off and make this rare and unique charmer your own!