

**18 Wares Road, Warrnambool, Vic 3280**



**House For Sale**

Tuesday, 7 January 2025

18 Wares Road, Warrnambool, Vic 3280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 832 m2**

**Type: House**



Jason Thwaites

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**\$790,000 - \$869,000**

Looking for a spacious family home with plenty of room to grow? This four bedroom beauty has it all! With three living areas including a dedicated theatre/rumpus room, formal lounge and open plan living including the kitchen and dining area. Higher than normal ceilings that bring even more space to the home, on a huge 832m<sup>2</sup> block, this property you do not want to miss out on. The modern kitchen features a stylish red splashback and a central island perfect for entertaining, flowing seamlessly into the alfresco area with built-in seating and a ceiling fan for those warm summer days. The fully enclosed backyard is perfect for children to play safely and even a furry friend, there's even a garden shed for extra storage. The main bedroom is a true retreat with a double basin ensuite and a walk-in robe, while additional storage options throughout the home include robes in every room and a built-in display cabinet in the formal lounge. Enjoy a prime location just a short walk to Brierly Recreation Reserve for all your sporting needs, perfect for kids as the property is close to Warrnambool College, King's College P12 and for the little ones there is Goodstart Childcare Centre. With just a quick drive to Gateway Shopping Plaza for all your essentials including supermarkets, chemist and shopping. What more could you ask for?