

44 MUNRO STREET WARRAGUL



## FOR SALE

### PERFECTLY PRESENTED HOME, EXCELLENT SHEDDING AND LOCATION

A beautifully presented and elevated home that ticks the boxes. Well located to schools, Warragul Hospital and just over the road to the local park. Featuring 3 Bedrooms all with BIRS, Ensuite and WIR to the Master bedroom. large living area with study nook and northerly views. Open plan kitchen with excellent bench space and SS appliances, .Good size family bathroom with shower and bath. .Outdoor entertaining is a must with a lovely covered and private outdoor pergola area with a rural outlook to the south. Other notable features are reverse cycle AC, recently serviced gas ducted heating and a 4.5 KW solar system, double remote URL garage with internal entry and rear door access. Fantastic shedding with double roller doors and rear office currently being used for a kitchen cabinetry business. The grounds are well fenced and low maintenance with a sliding gated entrance. Able to accommodate 4 cars, plus off street parking as well this home is a rare find. For more information or an immediate inspection contact Peter Powell on 0458 555 099

3 BED | 2 BATH | 4 CAR

PRICE:  
\$495,000

OPEN FOR INSPECTION:  
N/A



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Residence - 127 m<sup>2</sup>  
Garage - 34 m<sup>2</sup>  
Pavement - 10 m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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