



# FOR SALE

## ANOTHER ONE SOLD BY THE BABET BROTHERS!

\*\*DUE TO GOVERNMENT RESTRICTIONS OPEN FOR INSPECTIONS WILL BE PRIVATE PLEASE CALL TO ORGANISE A PRIVATE VIEWING\*\*

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Ladies and Gentleman, we have something truly special for you today. A lovely 3 bedroom home which is ready for you to move straight into! It rests on a large 755m2 block and is close to everything Warragul has to offer. Over looking the open green space of the Western Park reserve but only minutes to the Warragul town centre this property offers it all.

This property has a strong street presence and you are sure to be impressed. The home has an undercover seating area at the front where you can sit and enjoy a cold or hot drink whilst overlooking the green open spaces which Warragul has to offer.

Walking in through the front door of the house you will first be greeted by the living area/lounge of the home. This is overlooked by the kitchen and dining area, this space is open plan in its design so that you can be right there with your family and friends as you prepare your meals. The kitchen itself is functional, neat and has plenty of storage space.

There are hardwood floors through the living areas for easy maintenance and the home features a double garage.

The home features 3 good sized bedrooms.

This home is truly something special and would make the perfect family home or investment.

Centrally located and close to all amenities:

- Princess Highway
- Warragul town centre
- Warragul country club

3 BED | 1 BATH | 2 CAR

PRICE:  
\$345,000 - \$375,000

OPEN FOR INSPECTION:  
N/A



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