



# SOLD

## PERFECT FIRST HOME, DOWNSIZER OR INVESTMENT.

You will not be disappointed at 330 Normanby Street, with the great outdoor entertaining area to the farmland views from the rear deck comes this 3 bedroom home that will delight the moment you step into this property. With ample off street parking, you're greeted by a private entrance that takes you to the front porch and decked area.

When you enter the home, you will notice how the clean lines and neutral colours immediately relax the senses. A large formal lounge with wood heater and split system provides year-round comfort. The adjoining rumpus room with second wood heater provides extra space to entertain or chill out when required.

The Master bedroom contains a ceiling fan, light filled ensuite and WIR whilst the remaining 2 bedrooms both have built in robes and ceiling fans. A well-appointed, bright and airy kitchen with s/s appliances and breakfast bar is adjoined by the family meals and 3rd living area taking in the views out the back.

The Sliding door then seamlessly take you out onto the decked area where you can enjoy the enclosed spa and entertain your family and friends all year round. Plenty of room for the kids to run around with a generous size yard including a putting practice green. Numerous solar panels ensures the electricity bills are kept to a minimum. Garden Shed and low maintenance gardens allows you spend more time doing the things you love. With all this and more to discover, an inspection is highly recommended.

3 BED | 2 BATH | 0 CAR

PRICE:  
\$490,380

OPEN FOR INSPECTION:  
N/A



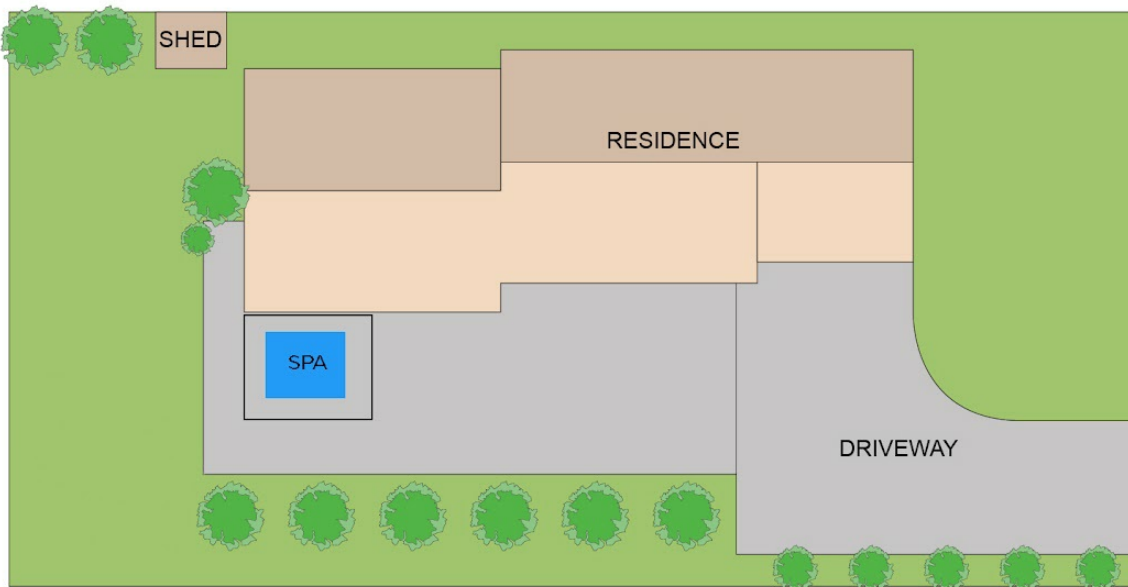
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**FLOOR PLAN**



**SITE PLAN**

**330 NORMANBY ST, WARRAGUL**

Disclaimer: Floorplan is for illustration only, prospective purchasers are advised to make their own enquiries.



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.