



**SOLD**

## SOLID HOME WITH VIEWS AND POTENTIAL FOR A SELF CONTAINED APARTMENT

Perched at the top of the peaceful Warruga Place is this terrific brick home with 3 good size bedrooms upstairs, all featuring built in wardrobes and a beautiful bathroom with separate bath, shower and toilet. The kitchen is open plan with the dining and living room, with the option of making a cosier lounge room by closing the divider doors, separating it from the rest of the home. This would be the best spot in the house on video night, to cosy up in front of the fire and relax, leaving the worries of the world outside. The kitchen features stunning Victorian Ash bench tops and modern cabinetry and the view from here is so amazing, you'll surely want to be cooking as often as possible to soak it all in. From the dining area you have access to the fantastic undercover deck making this an ideal spot for afternoon drinks, the weekend BBQ or entertaining whenever you please. Again, the views from here are so amazing; out to the Bass Strait, you may want to linger longer, to take it all in. The sunrises too, from this side of the home are so stunning, that being up at that time of the day will be rewarding, setting the tone for a great day ahead.

The bedrooms are separated from the living area by a hallway and the very practical front entrance, making the bedrooms quiet havens away from the living space. From this end of the home you venture down stairs to the laundry with access to the back yard and the potential self-contained unit complete with its own kitchen, large bedroom with built in wardrobes, bathroom and a sizable living/dining area with space for a study as well and all with a fantastic heater to keep the space cosy in the cooler months.

Out the back, there is plenty of undercover space for hanging out clothes in the wetter months and a rainwater tank for the gardens, helping to keep your water bills down. There is also gas ducted heating and insulation in the walls, under the floor and in the ceiling. All this coupled with the 14 solar panels on the roof makes for a very energy efficient home indeed.

If this one ticks all the boxes, please phone ahead to register your interest for the open home by calling Hayley Martin today.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$535,000

OPEN FOR INSPECTION:  
N/A



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