44 NORTH ROAD, WARRAGUL, VIC, 3820









SOLD

MODERN COMFORT WITH OUTDOOR LIVING

Perfectly positioned close to Warragul's CBD and public transport, 44 North Road offers the ideal balance of convenience, comfort, and lifestyle. Ideal for the first home buyer, downsizer or investor.

Set on a generous 640m² allotment, this three-bedroom, two-bathroom home has been thoughtfully designed with a functional layout and warm character throughout. The master suite features a walk-in robe and private ensuite, while the additional bedrooms are serviced by a central bathroom. Timber floors add timeless appeal, complementing the inviting living spaces.

Step outside to discover a backyard made for relaxation and entertaining. The back deck is the perfect spot to host family BBQs while soaking in the view of Warragul's twinkling lights at night. A few steps down reveal established gardens, a raised veggie bed, and a cozy firepit area — ideal for cool evenings with friends.

Additional features include a double car garage (currently has a spare room or home office built in), ample storage, and a location that's second to none — close to shops, schools, and transport.

44 North Road is more than just a home; it's a lifestyle ready to enjoy.

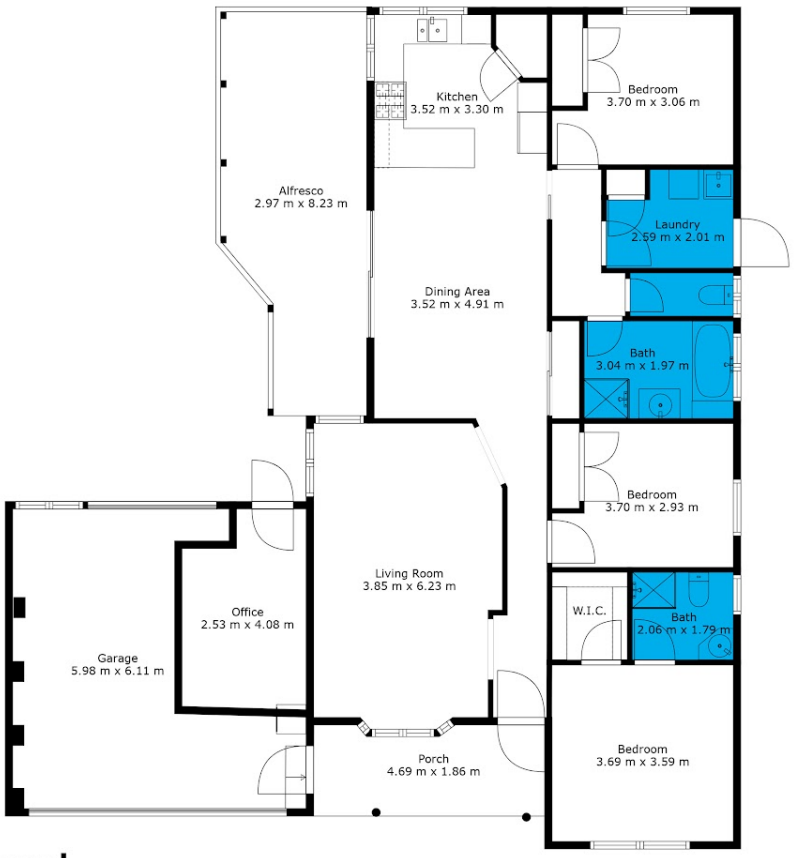
3 BED | 2 BATH | 2 CAR

PRICE:
$595,000

OPEN FOR INSPECTION:
N/A



Mel Ahearn
0409183763
mahearn@atrealty.com.au
atrealtypropertysalesgippsland.com.au



44 North Road, Warragul

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, ommision or misstatement

LIVING 20.02 sqs

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.

Mel Ahearn
0409183763
mahearn@atrealty.com.au
atrealtypropertysalesgippsland.com.au