



# FOR SALE

## OLD TIME CHARM, IN THE HEART OF WARRAGUL.

From the moment you arrive, this home feels special. Framed by a classic white picket fence and surrounded by beautifully established gardens, it's a place where timeless character meets thoughtful modern living — a home that has been loved, upgraded and designed for real life. Inside, you will find high ceilings, decorative cornices and generous room sizes that instantly set the tone. The heart of the home is the expansive open-plan kitchen, living and dining area — a space made for busy weekday breakfasts, relaxed family dinners and weekends spent together. With plenty of bench space and room to move, the kitchen is as practical as it is inviting. Three oversized bedrooms within the main residence provide comfort and flexibility, all serviced by fresh, modern white bathrooms and a large, functional laundry. A separate formal lounge offers a quiet retreat — perfect to entertain guests, reading, or simply escaping the hustle of daily life.

Step outside and you'll discover one of the home's true highlights. An elevated deck overlooks the backyard, offering a peaceful place to unwind while taking in the views. Below, the landscaped gardens are nothing short of stunning, with brick edging, stone fire pit areas and mature trees creating a private, welcoming sanctuary. A second covered outdoor entertaining area features a ceiling fan and built-in BBQ with gas connection — ideal for long summer evenings and gatherings with friends.

Adding an incredible layer of versatility is the self-contained flat. Complete with its own bedroom, bathroom and lounge, it offers endless options — whether for an older child, visiting family, a home business, guest accommodation or independent living, all with its own separate access. A large rumpus room, studio or separate home office sits perfectly above the separate accommodation.

Rear access via the laneway allows easy entry for additional vehicles, while both the front and rear gardens have been lovingly landscaped to create a home that feels just as beautiful outside as it does within.

Perfectly positioned in Warragul, Golf club, close to town, local cafés and schools — with children able to walk to school — this is more than just a house. It's a home built for connection, comfort and the next chapter.

Disclaimer: At least one adult (18+) must attend each inspection. Valid photo ID is required. The property owner reserves the right to refuse entry.

4 BED | 2 BATH | 0 CAR

**PRICE:**

\$950,000 - \$1,025,000

**OPEN FOR INSPECTION:**

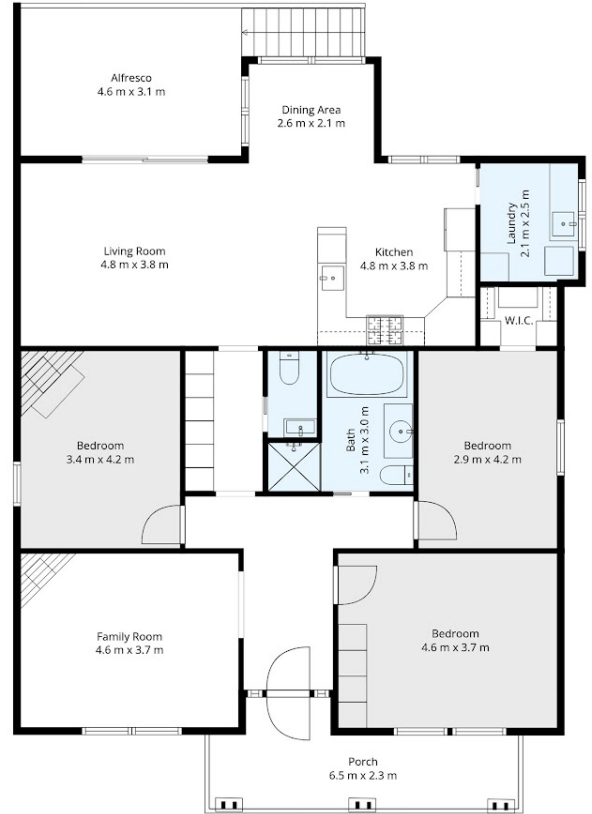
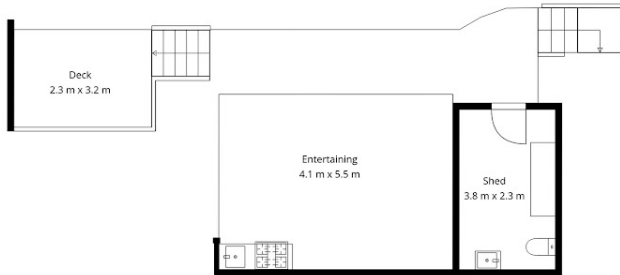
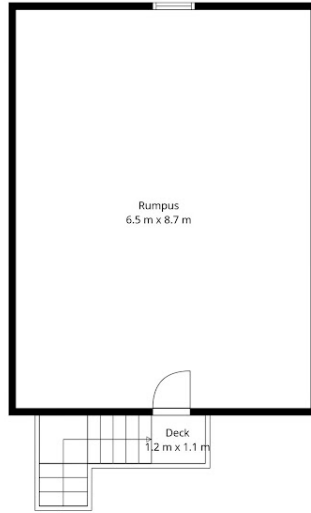
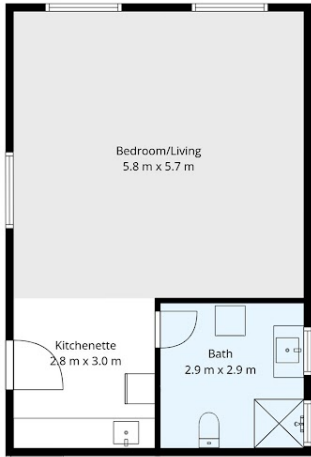
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## 47 Bowen Street, Warragul

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, omission or misstatement



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