



# FOR SALE

## OLD TIME CHARM, NEST OR INVEST.

Welcome to 47 Bowen Street, Warragul. This charming, updated home blends comfort, style and a warm sense of welcome from the moment you step through the white picket fence.

### Inside the Home

- Updated kitchen with ample bench space and a whisper-quiet rangehood
- Three generously sized bedrooms
- Formal living room
- Separate family room
- Main bathroom with a bathtub, shower and toilet
- Separate powder room

### Outside the Home

- Private deck that creates an additional outdoor living area, complete with an electric blind for year-round comfort
- Undercover BBQ area with plenty of space to entertain family and friends
- Beautiful lawn area for children to play beneath the shade of the fig tree
- Fire pit area with extra seating for relaxed evenings outdoors
- Storage shed with an additional toilet for guests
- Under-house storage and an all-weather kennel
- Second living space with its own bathroom, laundry and kitchenette, ideal for extended family, guests or rental potential, with a separate entrance (recently rented for \$350per week)
- Large rumpus room, craft room or children's playroom
- Rear access via the laneway for cars or a caravan
- Convenient walk to the shops and park

With its ideal location, charming character, modern updates and move-in-ready appeal, 47 Bowen Street is a home that offers both lifestyle and versatility.

Perfectly positioned in Warragul, Warragul Country 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:

\$880,000 - \$950,000

### OPEN FOR INSPECTION:

May 23 at 11:00am - 11:30am

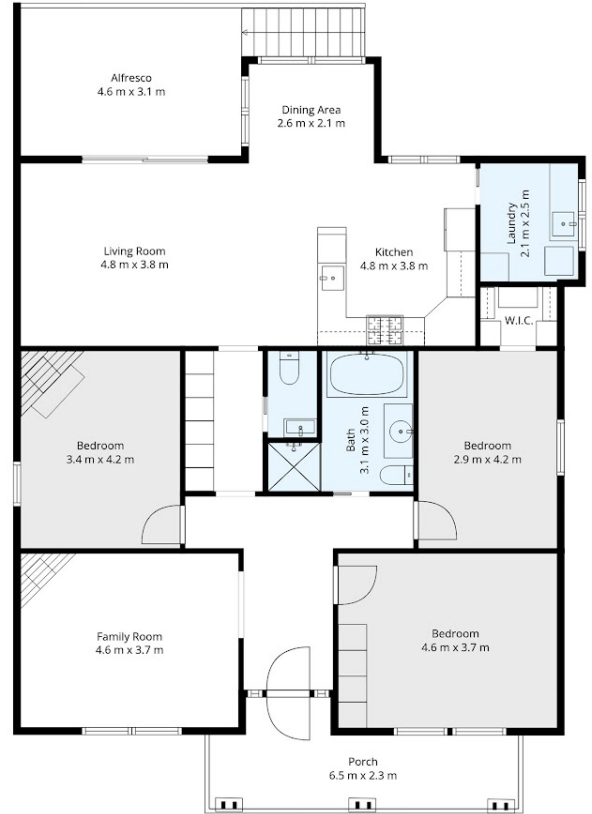
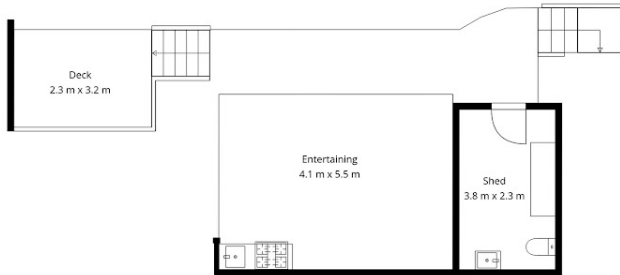
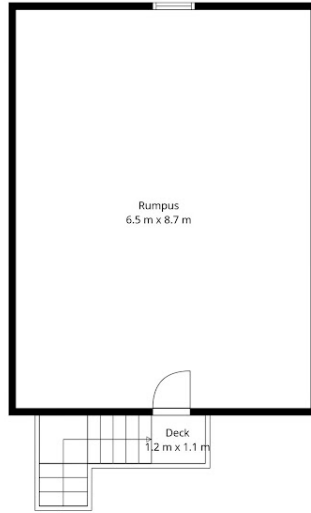
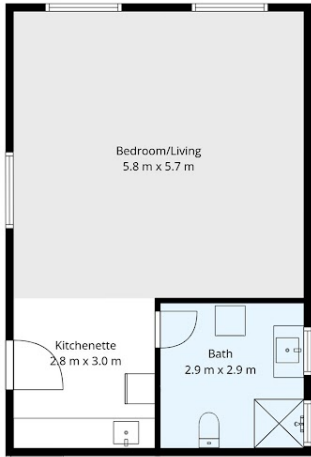


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## 47 Bowen Street, Warragul

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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