



17 CATON STREET, WARRAGUL, VIC 3820

Location Location Location

Located in the established inner circle of Warragul, this mid century family home offers the best of inner town living, with a flat block on the highside of the street, a short easy stroll to Arts Centre, CBD, Library and cafes. A highly sought after location offering a meticulously fully renovated open plan low maintenance home, perfect for a downsizer, growing family or a country base to take in all the wonderful amenities that are short stroll from this home.

This home has been in the same family for 40+ years, following its meticulous renovation it now enables its new owners to simply move in and create their own family memories. The renovation has been completed to a very high standard and competes right along side the new homes that are

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 23312052

SALE DETAILS

\$735,000

CONTACT DETAILS

,

Jackie Shearer
0437 966 769

located out of town, but when location, quality and convenience of in town living is a priority then this is the home for you.

The home features a brand-new kitchen with quality appliances and fittings, new family bathroom, laundry, pure wool carpets & flooring with dual living areas, 3 bedrooms including a master with new ensuite, split system cooling/heating, outside entertaining area, quaint garden shed, rear yard access through double side gates perfect for storing your caravan, boat or trailer.

All that is left is to move in and watch the garden grow!

Features include;

Modern mid century with easy flow layout

Tasteful new renovation to a high standard

Wool carpets & oak engineering flooring

New modern main bathroom large vanity space, walk in shower

Dual living areas with formal lounge and private entrance

Open plan kitchen with adjoining dining room plus spacious informal living

Quality kitchen with solid bench-tops, electric appliances

Good sized laundry with separate toilet and storage

Fully secured private yard with quaint garden shed

Paved entertaining area from kitchen/living area

Split system for heating and cooling

Nothing more to be done, move in ready

A perfect location to enjoy inner town living, when location is a priority.

<https://yarragon.eldersrealestate.com.au/wp-content/uploads/sites/280/2021/07/Due-diligence-checklist-VIC.pdf>

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Secure Parking

- Land Area 596.00 square metres
- Building Area: 129.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Air Conditioning





