



## 61 Princess Street, WARRAGUL, VIC 3820

### More Than Meets The Eye

Perfectly positioned on the high side of the street, in the highly sought after Warragul North location. Discover this beautifully presented family home featuring 4 generous bedrooms, main with ensuite and WIR, family bathroom with oversized bath, an open study, 3 large living areas, central kitchen with stainless appliances, ducted heating and cooling and ample storage throughout.

Outside the private alfresco area overlooks the fully enclosed rear yard with manicured gardens, making it the perfect outdoor space to relax and unwind. Additional features include remote double garage with epoxy floor, 1.5m x 1.5m Garden Shed and off-street parking for boats and caravans.

Conveniently located a short walk to multiple parks and Warragul North Primary, and just 2.5kms approx. from St Paul's Anglican Grammar and the Warragul CBD this home is ideally suited for even the most fastidious buyers. Inspections are sure to impress do not delay.

- Land Area 783.00 square metres
- Building Area: 212.00 square metres
- Bedrooms: 4

**TYPE:** For Sale

**INTERNET ID:** L35432916

#### SALE DETAILS

**\$715,000 - \$765,000**

#### CONTACT DETAILS

**Warragul**

71 Queen Street  
Warragul, VIC  
03 5622 3800

**Brendon Van Eyk**  
0439973310

- Bathrooms: 2
- Car Parks: 1
- Double garage
- Floorboards









