

# Falk & Co



**2/52 Queens Road Warrnambool VIC**

2  1  2 

This very spacious two bedroom townhouse is perfectly located a couple of hundred meters from Aqua Zone the Botanic Gardens and directly across from St Joseph's Primary School so it's almost central and with direct access to the Russell Creek walking trail.

The residence offers open plan kitchen living and dining with a reverse cycle air -conditioner, two bedrooms with built in robes, central bathroom ensuited to main bedroom, Laundry and a private yard not to mention the lock up garage and workshop.

Inspection by appointment

**Price** : \$419,000  
**Land Size** : 390 sqm  
**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/7861493>



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## 2/52 Queens Road, Warrnambool

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FLOORS: 1

### ▼ Ground Floor



The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

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