




# Falk & Co



**3 George Avenue Warrnambool VIC**

3  2  1 

Located in East Warrnambool in a tree lined street is this 1970's brick home, offering Entrance hall with polished timber floors, an open plan kitchen dining and living also with polished floors a modern kitchen with electric cooking and dishwasher and a reverse cycle air-conditioner for heating, three bedrooms of which two have built in robes, the back there is a family room, central family bathroom, in addition there is a family room which open on to a paved north facing patio not to mention a large Laundry with a shower and a separate WC.

Outside there is a very nice north facing under cover deck, a single lockup garage and a very protected backyard for kids.

**Type** : House  
**Land Size** : 626 sqm  
**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/8217268>



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### 3 George Avenue, Warrnambool

3 George Avenue, 3280 Warrnambool, Victoria, AU  
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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