



**Luke Williams**  
real estate



**2/45 Marfell Road Warrnambool VIC**

2 1 2

Nestled just steps away from the Hopkins River mouth and the Beach this delightful two-bedroom unit awaits. With Central-Warrnambool just minutes away, indulge in the delights of the finest café's and restaurants, whilst enjoying the natural beauty of wonderful Warrnambool.

Step inside to discover a tranquil living room, offering the ideal sanctuary to unwind and relax while the spacious dining/kitchen area seamlessly connects to the charming garden courtyard. The kitchen boasts elegant timber cabinetry, a generous built-in pantry, breakfast bar, and gas appliances. Two bedrooms with built-in robes, complemented by easy access to the well-appointed bathroom with bath. Completing the layout, a separate toilet and laundry offer added convenience, while a split-system air conditioner and gas wall heater ensure year-round comfort.

**View :** <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/unit/8020362>



**Dominic Bushell**  
**0488 905 293**

<https://www.lukewilliamsrealestate.com.au>

## 2/45 Marfell Road, Warrnambool

2/45 Marfell Road, Warrnambool

FLOORS: 1

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.

### ▼ Ground Floor



**LukeWilliams**  
real estate