



**Luke Williams**  
real estate



### 107 Botanic Road Warrnambool VIC

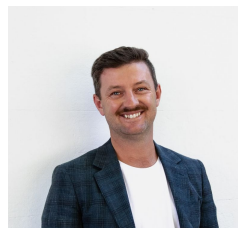
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Embrace the restored charm of 107 Botanic Road. A perfect sanctuary of old and new has been created, as modern features accentuate the original character; creating a spectacular oasis positioned in the centre of Warrnambool. Recently a lot of hard work has gone into improvements you won't see with your eye but create a quality home to be enjoyed for years to come.

Upon entry you will be greeted by a brand new set of security doors that opens up into a flawless sunroom filled with an abundance of natural light. This room is also fitted with an electric heater and could be the perfect haven for a study, rumpus room or second living area.

Both formal bedrooms are equipped with built in robes and new downlights, blinds and ceiling fans. An hefty amount of work has been done to the bathroom, with a new vanity,

**Price** : \$ 475,000  
**Land Size** : 675 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/8031826>



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