



## 12 Deverell Way Warrnambool VIC

4 2 4

Introducing an exceptional opportunity for your family to thrive! Commanding a generous 604m<sup>2</sup> parcel, this modern gem, constructed in 2021, presents an enticing blend of contemporary comfort and convenience.

Providing four bedrooms and two bathrooms, this home has been thoughtfully designed to accommodate your every need. Three distinct living areas provide ample space for relaxation and entertainment, with a cozy lounge room offering privacy and a family room featuring both split system heating and gas ducted heating for winter warmth, complemented by cooling for summer comfort.

The heart of the home is the expansive open-plan living zone. Here, a stylish kitchen beckons with stone

[For full version visit the website](https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/8072693)

**Type** : House  
**Price** : \$660,000.00-\$699,000.00  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/8072693>



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# 12 Deverell Way, Warrnambool

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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



Luke Williams  
real estate