



**78 Ardlie Street Warrnambool VIC**

3 1 4

Introducing a captivating home with timeless allure, this charming residence is set upon 587m2 (approx.) allotment, with peaceful views overlooking parkland. Ideally nestled on the fringe of the CBD, this residence embodies character and modern elegance.

The entry beckons you to the home where you step into the inviting ambiance of three great sized bedrooms, two built in robes with the addition of heating and a generous study.

Character filled kitchen showcasing ample cupboard and bench space as well as integrated electric cooking and sink. Family bathroom adorned with vanity, shower, toilet and with superb natural light. The user-friendly laundry with ample storage seamlessly blends practicality and comfort.

[For full version visit the website](#)

**Type** : House  
**Price** : Contact Agent  
**Land Size** : 587 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool-residential/house/8078499>



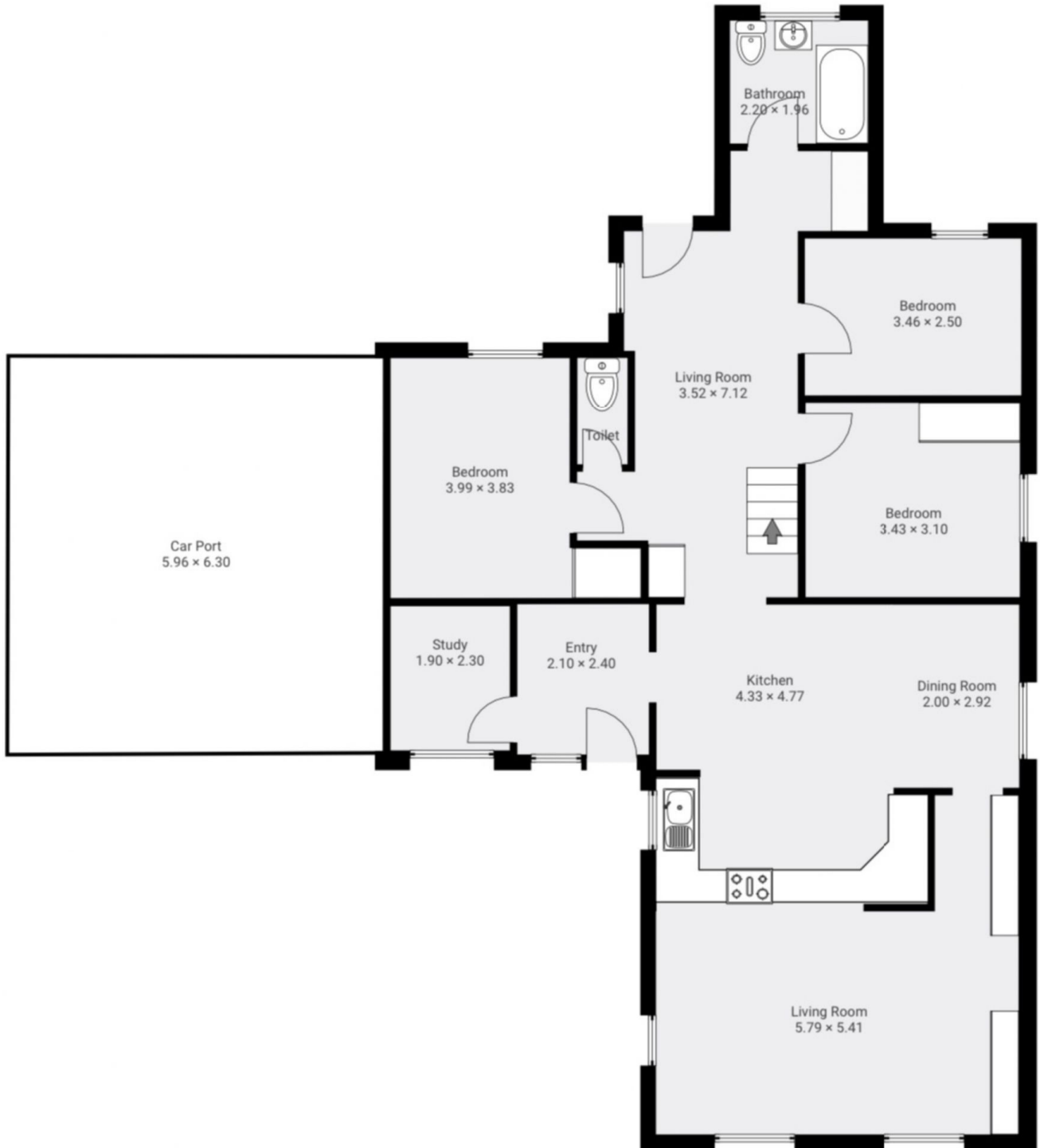
**Dominic Bushell**  
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# 78 Ardlie Street, Warrnambool

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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