



### 9 Fenton Street Warragul VIC

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Set in a well-established neighbourhood, this inviting home presents an exciting opportunity for first-home buyers, young families, or savvy investors ready to take the next step on the property ladder.

Positioned on a generous 572m<sup>2</sup> allotment, the home offers plenty of scope to add your own touches or further enhance its already practical design. Step inside and you'll find a neat, light-filled layout featuring three bedrooms, a central bathroom, and an open-plan kitchen, living and dining area, complete with ducted heating and air conditioning for year-round comfort.

Adding to the appeal, excellent shedding has been cleverly set up as a man cave, creating an ideal retreat to unwind or entertain with friends and family.

At the rear, a beautiful outlook towards Mt Worth provides a

**Type** : House  
**Price** : \$ 445,000  
**Land Size** : 572 sqm  
**View** : <https://www.priceandcorealestate.au/sale/vic/gippsland/warragul/residential/house/8539015>



**Julian Price**  
0400 303 671

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**TOTAL: 97 m<sup>2</sup>**  
 FLOOR 1: 97 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 6 m<sup>2</sup>, PORCH: 3 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>,  
 WALLS: 7 m<sup>2</sup>

Measurements Deemed Highly Reliable But Not Guaranteed.

