O'Brien Real Estate Clark
33 Smith Street,
Warragul VIC 3820

14 Caton St, Warragul, VIC 3820

$690,000 - $730,000

House 3 2 1















Imagine Inner-Town Character And Convenience. Can You Pictur

Why we're obsessed with 14 Caton Street, Warragul

Open for Inspection

By Appointment.

This rare find in the heart of Warragul offers character, charm and versatile living options. Positioned just a short walk from shops, restaurants and cafes, and occupying a flat 532m2 low maintenance allotment in a quiet, sought-after street, this 2-bedroom weatherboard home and detached fully-contained 1 bedroom studio is well suited for multi-generational living, young professionals seeking a home office, first home buyers, even retirees! Behind the picket fence and professionally bricked pathway, the renovated home with solar power, gas ducted heating and split system cooling features a large north facing living space with original Baltic pine flooring and Coonara wood burner, modern kitchen with stone benchtops, dishwasher, breakfast bar and 3 door pantry and adjoining meals area with French door access to the rear. There are plenty of storage options throughout, a space-saving European style laundry and a fully renovated bathroom with free-standing bathtub and frameless shower. An expansive decked alfresco area spans the full width of the home with high pitched roof and automated café blinds that make outdoor entertaining a pleasure. Built by local award-winning builder, Base Cabin, the newly constructed single bedroom studio is fully air conditioned and features a small sink with kitchen cabinetry and separate ensuite. There's also plenty of off-street parking with a single carport and sizeable lock-up steel garage. Close to schools, parkland, public transport and more, this fashionable inner-town address is that something special you've been desperately searching for.

More to know

• Walk-to-town location
• Detached single bedroom studio suite
• Expansive decked alfresco with café blinds
• Gas ducted heating and split system air con

So, can you picture it? Get in touch and organize a viewing today.

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