



### 15 Stauntons Lane Koroit VIC

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Located on the fringe of picturesque Tower Hill Reserve in Koroit, only 10 minutes drive to both Warrnambool and Port Fairy, 15 Stauntons Lane has it all! Quality and privately built in the early 2000's, this delightful family home has been meticulously cared for by the original owners. The opportunity has now arisen for a fortunate buyer to take over from the current owners who are downsizing. The home has four large bedrooms - master with en suite and WIR, there are two enormous living areas, both with a north facing aspect and a tree lined boundary creating a great ambient feel. The kitchen has a lovely walk in pantry and also looks over the expansive back yard. A study is found at the front of the home adjacent to the double garage and heating is provided by a wood heater in the kitchen/living area as well as split system. There is further shedding with extra high roller doors, perfect for the boat, caravan or many other options and a bore helps to create a wonderful

**Land Size** : 4337 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/koroit/residential/house/5700959>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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