



**Luke Williams**  
real estate



### 3 Gormans Road Tower Hill VIC

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Roll up your sleeves and get ready to create something special. Welcome to 3 Gormans Lane, where something fantastic is coming.

Situated right in between the Tower Hill Wildlife Reserve and the ocean, this cottage has the ability to be transformed in anything. Yes, it's rough and needs attention, but the longer you stand inside it, the more it grows on you and you start to understand it.

Featuring three bedrooms, two living areas, a central kitchen and large dining/living area, this home is a little larger than it looks at first glance. Some modern conveniences to the home include a relatively new Split system and a gas heater. Outside you'll find a bore with amazing water quality and a single car garage. The manageable 457m2 block is ideal for someone who wants to set and forget as most comparatives in the area are on larger plots. It'll be ideal as a holiday home or a B&B.

**Price** : \$ 250,000  
**Land Size** : 457 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/tower-hill/residential/house/5926906>



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