



**Luke Williams**  
real estate



### 13 Mackillop Street Warrnambool VIC

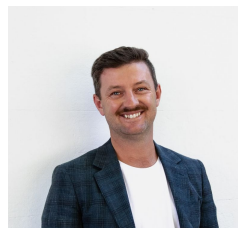
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Welcome to the treasure that is 13 Mackillop Street. If the last two years have taught us anything in real estate, it's that buyers are wanting a modern home with extra shedding. New build homes with a double garage are rare to come across but the chances of finding a Bryan & Peterson built home featuring a 10m x 7m triple bay garage with 2.7m high doors are next to none. This is your chance to secure a home that may not become available anytime soon.

Situated in the highly revered Toohey Estate of North Warrnambool, Mackillop Street is further privatised by not being busy at all. As you drive down the street you are greeted by extremely tidy and well looked after homes, treelined nature strips and a sense of peace and quiet.

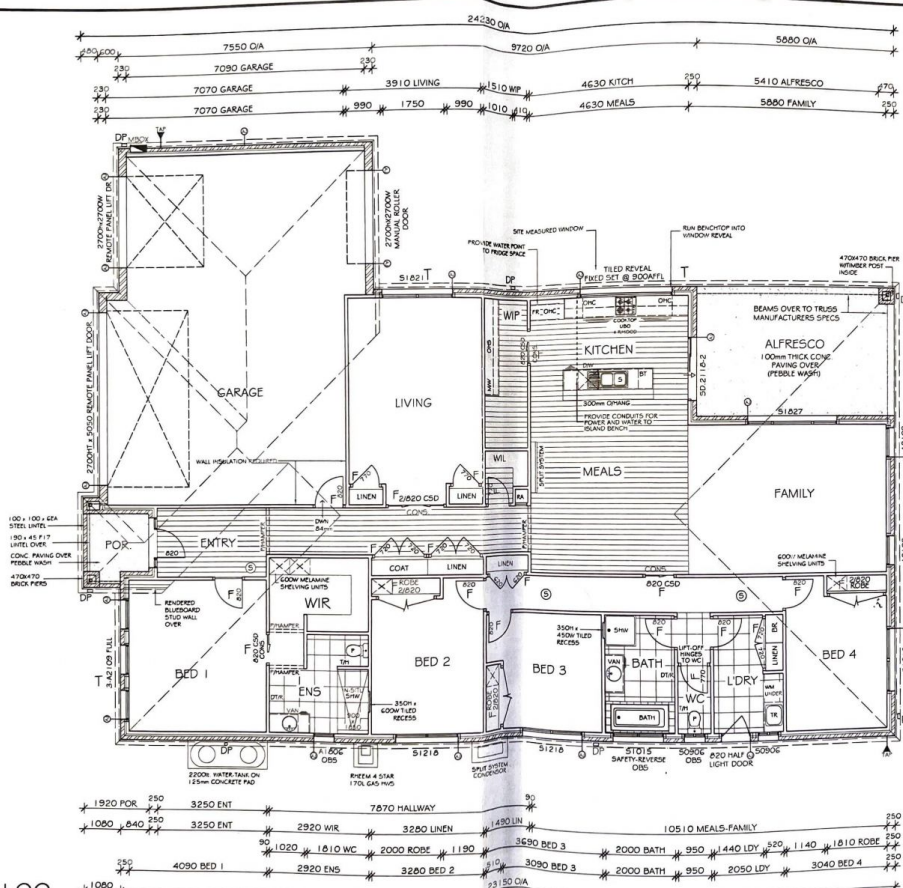
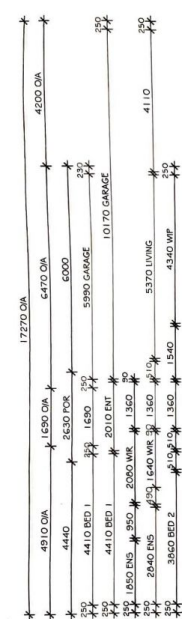
The home itself is paradise. On entering, your senses will go wild on the expansive space of the halls, bedrooms and living spaces. The home is quality throughout and very

**Price** : \$ 910,000  
**Land Size** : 800 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool-residential/house/6929807>



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**0438 305 533**

DOORS 2040mm HIGH UNLESS  
MARKED WITH □ 2340mm HIGH.  
T DENOTES WINDOW TINT



APPROX VINYL: 60.5m2  
APPROX TILES: 20.00m2  
APPROX CARPET: 125.0m2

FLOOR PLAN 1:100



**Bryan & Petersen**  
Quality Builders

**BRYAN & PETERSEN HOMES**  
3/1051 Raglan Prd, Warrnambool  
Ph: 5561 4978 Fx: 5561 7944  
DBU: 15913

PROPOSED RESIDENCE FOR  
PRICE A + C  
LOT 102 MACKILLOP STREET  
WARRNAMBOO

HOUSE TITLE: LEXTON MOD	DRAWN BY: B J GUYETT
SPEC. LEVEL: LIFESTYLE 16	DRAWN DATE: 05-03-15
JOB No:	REVISED DATE: 11-11-15

CHECKED BY:
AUTHORISED: R. FARQUHAR
CONSULTANT: V. CARTER
R SPECIFICS PLEASE

HOUSE:	237.31sq.m	25.51sq's	ALFRESCO:	21.87sq.m	2.35sq's
GARAGE:	77.57sq.m	8.34sq's	VERANDA:	N/A sq.m	N/A sq's
PORTICO:	3.97sq.m	0.42sq's	TOTAL:	340.72sq.m	36.63sq's

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