



### 3 Lance Court Warrnambool VIC

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Truly the gift that keeps giving, and at such an affordable price bracket. The exclusive Lance Court is very impressive and quite family friendly. Majority of the homes nestled in into this cosy spot are owner occupied.

3 Lance Court is neat and inviting from first glance. On entering the home you'll sneak a peek right down the entire length of the home, it's mightily impressive. Featuring three bedrooms, two living areas and a stunning centralised bathroom, the home also has two toilets and a study area.

The home is generously heated via gas central heating, two split systems as well as to gas heaters. The two living areas are very well separated and create the ideal environment for growing kids or even just to have your own space. The rear living area sprawls out onto the a large outdoor undercover area with cafe blinds and lighting. It's a great area to entertain privately.

Complementing the inside of the house ideally is the terrific

**Price** : \$ 535,000  
**Land Size** : 732 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/warrnambool-residential/house/7695300>



**Luke Williams**  
0438 305 533



**Dominic Bushell**  
0488 905 293