

# Falk & Co



## 315 Koroit Street Warrnambool VIC

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Occupying a corner allotment, spanning 568m<sup>2</sup>, this stately Edwardian embodies the majestic grandeur of a bygone era, a quality seldom found in today's homes.

The regal allure is highlighted by a traditional entrance hall with stained glass window, soaring 10' ceilings, three fireplaces, Baltic pine flooring throughout, some original ceiling roses. Together they form a brilliant canvas to inspire creative imagination to weave historical character.

The magnificently proportioned floor plan reveals a realm of possibilities with five principal rooms at the fore, ready to be tailored to your living, dining and sleeping preferences. The kitchen, ripe for renovation, holds the promise of a gourmet space, while the bathroom offers scope for update too.

**Price** : \$750,000  
**Land Size** : 568 sqm  
**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/house/8090842>



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# 315 Koroit Street, Warrnambool

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FLOORS: 1

## ▼ Ground Floor



The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

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