



**What's the best way to create the perfect House & Land package?**  
It's as simple as taking this site plan to your building designer or builder and choosing or designing a floorplan that fits on it.



Stage 1  
Lot plan



Want to know the price of this block?  
Call Sam Stevens on 0408529843 or email [sam@landinwarrnambool.com.au](mailto:sam@landinwarrnambool.com.au)

Waterford Estate is close to everything you could possibly need As a local it's easy to take all this for granted. But when you really stop and think about what the community of Koroit offers residents, it's clear to see why when people move here, they rarely leave. Koroit offers a unique and affordable regional lifestyle yet is within 10 minutes of everything any of us could possibly need. Recreational opportunities abound with the magnificent Tower Hill reserve sitting literally on our doorstep and the historic fishing village of the world famous Port Fairy is only just moments down the road. Not to mention the convenience of living within 10 minutes of Warrnambool which boasts being voted Australia's third most liveable city. Property in Koroit is tightly held. Land releases don't come along often, let alone ones with big family friendly lots within a short stroll from the main street. So, if living the good life for a good price has been on your 'to do list' for a while now, you won't want to miss this rare opportunity. Stage 1 Now Selling - ...

**\$125,000**