



**19 Selbourne Avenue WERRIBEE VIC**

4 2 2

This immaculately presented home will really impress with its large formal/informal living zones including a spacious formal lounge & formal dining room, an open tiled family/meals area & a massive tiled rumpus perfect for a billiard table or entertainment room. Master bedroom provides a large walk in robe & huge spa ensuite, also a separate study & three other large fitted bedrooms. Beautiful finishes such as a lovely vinyl wrap kitchen with abundance of cupboard space, 900mm stainless steel cooktop, dishwasher, elegant drapes & light fittings, ducted heating, evaporative cooling, alarm system, a double remote garage with rear access to a perfect all-weather entertainment area with stencilled concrete & matured landscaped gardens all on approx. 701m<sup>2</sup> land!  
(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 34 sqm  
**Land Size** : 701 sqm  
**View** : <https://www.ypa.com.au/7359598>

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