



## 18 Yalonga Avenue WERRIBEE VIC

4 3 2

A charming solidly built family home positioned perfectly within walking distance to multiple primary/secondary schools, Werribee CBD's cafes, restaurants, shopping strip, freeway access nearby and just a short drive down the road Werribee's iconic open range zoo, Werribee Park Mansion & Spa and Werribee south beach. Spacious formal lounge and dining room, a large tiled meals/family room, great sized bedrooms, master with ensuite and walk in robe, down stairs bathroom and a lovely solid timber kitchen with abundance of cupboard space. Well-appointed with ducted heating, evaporative cooling, Bosch stainless dishwasher, pergola area, garden shed, approx. 6000 litre water tank storage with pump, double remote garage with internal access, a beautiful array of many different fruit trees and matured landscaped gardens. This great property ticks all the boxes and is sure to impress!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 27 sqm

**Land Size** : 547 sqm

**View** : <https://www.ypa.com.au/7359793>