



18 Yalonga Avenue WERRIBEE VIC

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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>