



## 13 Racecourse Road WERRIBEE VIC

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An immaculately presented home ready to move in with numerous extras, Offering 2 separate living areas with 3 fitted bedrooms plus a study the master contains an impressive his and hers walk in robe with the comfort of an en suite.

The home has a neutral colour scheme and features timber flooring to living areas and new carpet to each bedroom, the two separate living areas will keep all the family entertained with an open plan kitchen meals area overlooking a spacious family room. A double garage and bonus side access provides many options with off-street parking for the caravan, boat or trailer secured behind gates.

Extras include ducted heating, brand new evaporative cooling system, separate air-conditioning units in the main living area and master bedroom, an outdoor entertainment area, brand new shutters to provide personal & thermal

**Building Size** : 19 sqm

**Land Size** : 533 sqm

**View** : <https://www.ypa.com.au/7359880>