



## 13 Rows Road WERRIBEE VIC

3  1  2 

Located only a short stroll to schools, shopping, The Werribee River and parklands is this solidly built 3 bedroom home. Recently painted and ready to move straight in the home offers formal lounge, separate meals area, gas heating, cooling, gas cooking, a double carport, pergola, nicely landscaped gardens and a lovely array of matured trees. All this on a generous allotment of approx 526m<sup>2</sup>, a fantastic opportunity to secure a well kept home in a very convenient location.

( PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

At YPA Estate Agents 'our service will move you'

**Building Size** : 12 sqm  
**Land Size** : 526 sqm  
**View** : <https://www.ypa.com.au/7359932>



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