



## 14 Grant Avenue WERRIBEE VIC

4  2  1 

Located only minutes walk to the Werribee River, local shopping strip and in a quiet street this family home ticks all the boxes for the growing family. Offering 4 bedrooms, 2 bathrooms and having been well kept this is a home you can simply walk into and enjoy. An open design with large formal lounge and dining, kitchen and meals/ family arrangement that leads out to a low maintenance yard and pergola (land approx 535m<sup>2</sup>) with lock up garage and side access for a boat or caravan. Extras include gas heating, split-system cooling, security doors, ensuite to master bedroom and the ideal location with bus stop and Manorvale primary school all within walking distance

**Price** : \$ 280,000  
**Building Size** : 15 sqm  
**Land Size** : 535 sqm  
**View** : <https://www.ypa.com.au/7359968>



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