



## 17 Lyall Drive WERRIBEE VIC

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Set amongst picturesque established surroundings in a divine location is this truly loved family home on approx. 1040m<sup>2</sup> land.

Spacious L shaped formal lounge and dining room adjacent to the neat kitchen with ample cupboard space, meals area leading through to a good sized rumpus with a bar area, master bedroom with walk in robe and en suite and two other double sized fitted bedrooms.

Appointed beautifully with ducted heating, split system air conditioning, ducted vacuum, ceiling fans, spa bathroom, dishwasher, double remote garage, unrestricted side access, matured pristine landscaped gardens and a very generous back yard with enough room for the kids to kick the footy-play cricket or unlimited potential to add any other luxuries you desire.

**Building Size** : 25 sqm  
**Land Size** : 1040 sqm  
**View** : <https://www.ypa.com.au/7359997>