



## 11 McPherson Place WERRIBEE VIC

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Presenting this stunning federation testament built to exact standard thanks to renowned local builder, Keogh Homes. Sumptuous appointments feature throughout from the feature lead light at the entrance and include 10 foot ceilings, ornate detailed fittings and even a reproduction cast fireplace with mahogany mantle. The master bedroom entails ensuite, while both bathrooms offer tessellated tiling and period correct vanities with main featuring a claw foot bath. While there is also a large formal lounge, an open plan living room is lavished with gorgeous battened Tasmanian oak solid timber flooring. The central matt finished vinyl wrap kitchen offers upgraded appliances including dishwasher and adjoins a meals room, while the separate built in wet bar this whole room. Ducted heating and refrigerated cooling take care of the elements all year around, while there is also a ducted vacuum. Entertain in complete comfort from the enclosed pergola complete with

**Building Size** : 28 sqm

**Land Size** : 903 sqm

**View** : <https://www.ypa.com.au/7360118>