



### 35 Westleigh Drive WERRIBEE VIC

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Here's your chance to embrace this superb opportunity to spoil the family with something for everyone! With four great sized bedrooms and the Master not only being downstairs but it also offers a walk in robe and separate ensuite and boast private courtyard access too! A formal lounge is perfect for entertaining with a built in bar and inset TV recess, while there is a separate formal dining which is currently used as a readers retreat. The open plan main living entails a solid Tasmanian Oak timber kitchen that has been finished with upmarket and updated appliances including dishwasher. A huge meals and family room adjoins that also entails gas log heating, while zoned slab heating and split system cooling are also on offer. A huge separate study is on offer while there is also yet another living/rumpus room upstairs. The double sized garage is great for the cars while the paved huge side access is ideal for that caravan or boat. With a huge back

**Building Size** : 32 sqm  
**Land Size** : 1000 sqm  
**View** : <https://www.ypa.com.au/7360174>