



## 3/12 Mingos Court WERRIBEE VIC

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Nestled in a quiet yet central location within close proximity to schools, public transport, Werribee Racecourse and the Werribee Sports/Fitness Centre is this fantastic three bedroom home with two separate bathrooms.

**Building Size** : 17 sqm  
**Land Size** : 200 sqm  
**View** : <https://www.ypa.com.au/7360210>

Open plan family/meals arrangement with loads of natural light, one bedroom and bathroom downstairs and upstairs two bedrooms both with walk in robes and a central bathroom. Appointments include; hostess kitchen with stainless steel appliances, dishwasher, ducted heating, a single lock up garage with internal and rear access and a no maintenance large concreted back yard.

An ideal location with Werribee CBD and all amenities at hand, this property is sure to please and ticks all the boxes. (PHOTO ID REQUIRED AT OPEN FOR INSPECTION)