



7 Almond Close WERRIBEE VIC

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Nestled in a quiet location in the popular Orchard Estate facing parklands, this lovely 3 bedroom double storey home is a short stroll to the main street shopping precinct, Werribee train station, schools and other amenities. Upon entering the home you will be impressed by the natural light that flows through the home. The ground floor features all the living areas including a formal lounge, kitchen/meals area and the bonus of a powder room. Upstairs is ideal for a growing family, the large master has an ensuite and walk in robe and there is a retreat/ study area with a balcony with a view that overlooks the park. The other 2 bedrooms have built in robes and the bathroom is central to these.

There are many features to this great home including ducted heating, split system cooling and evaporative cooling to the first floor. Quality furnishings adorn the windows, and the kitchen is fitted with modern appliances.

The remote controlled double garage is approx. 12 meters

Building Size : 21 sqm

Land Size : 320 sqm

View : <https://www.ypa.com.au/7360290>