



## 12 Ponciana Court WERRIBEE VIC

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Located in central Werribee close to schools, public transport and the new Pacific Werribee plaza as well as the new Aqua pulse swim centre. In this quiet little cul de sac this could be your dream home.

3 Bedrooms all with BIR, generous sized master  
Central bathroom with shower and bath  
L shaped lounge and dining area  
Great sized Kitchen with abundance of cupboard space  
Stainless steel Dishwasher and gas cook top, electric oven and range hood.  
Floorboards throughout and brand new carpets  
Ducted evaporative cooling, Gas heating  
Rinnai infinity endless hot water system  
Garden shed and cubby house as well as a massive pergola entertainment area  
Decked alfresco also with a pergola area  
All seated on a large 538sqm block with a great sized

**Building Size** : 14 sqm  
**Land Size** : 538 sqm  
**View** : <https://www.ypa.com.au/7360415>