



## 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.

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

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