



## 2 Pratt Court WERRIBEE VIC

3  2  2 

This well located family home offers the complete package of style, comfort, convenience and quality. It presents multiple living zones including lounge, dining and family rooms. The open plan kitchen with amazing travertine benchtops was designed with high quality and entertaining in mind. From this, a conservatory style living room opens through French doors into thriving gardens and outdoor area. The master bedroom offers full length robes and ensuite and the other two bedrooms also have spacious built in robes. Keeping temperature under control is simple with hydronic heating and air-conditioning, along with energy efficient design features including double glazing, north facing aspect and above standard insulation. Complementing its immaculate presentation internally, outdoors entails a secluded courtyard area, established fruit trees and low maintenance gardens with berries, veggies and herbs.

**Building Size** : 15 sqm

**Land Size** : 610 sqm

**View** : <https://www.ypa.com.au/7360442>