



## 10 Briardale Drive WERRIBEE VIC

3  2  1 

This fantastic home with a generous frontage and huge side access that provides options to store caravan, boat or trailer. Close to parklands, playgrounds, schools and shops this fabulous home offers 3 generous sized bedrooms all with built in robes, ensuite to master and a central bathroom.

The formal lounge at the front of the home continues to an open plan kitchen meals area that offers modern cooking facilities with stainless steel appliances and a heap of handy bench space, ducted heating and evaporative cooling keeping things comfortable all year round. Outdoors entails a great sized garage and adjoining a pergola entertaining area, while there is a heap of back yard space (536m<sup>2</sup> land) for the kids to explore and run free.

Wonderfully presented with near new carpets and porcelain tiles this home offers the perfect first home or investment

**Building Size** : 18 sqm

**Land Size** : 536 sqm

**View** : <https://www.ypa.com.au/7360534>