



## 40 Kiely Avenue WERRIBEE VIC

3  1  2 

Offered for the first time is this immaculately presented home in a desired location oozing with character and charm, positioned perfectly in a most convenient location, south of Synnot Street and only a stone's throw to primary/secondary schools, public transport, Werribee CBD's cafe strip/restaurants and easy freeway access nearby.

Presenting 3 spacious fitted bedrooms serviced by a central bathroom, formal lounge, a sensational all-weather entertainment area that flows on from a spacious meals area and an updated kitchen with modern appliances. Outdoors boasts perfectly manicured gardens, 2 water tanks, solar panels and an oversized double garage with a work bench and mechanics pit.

For an astute purchaser seeking to provide a lifestyle for their family the neighbouring block is also available (38 Kiely Ave) 680m<sup>2</sup> approx.

**Land Size** : 820 sqm

**View** : <https://www.ypa.com.au/7360555>