



## 13 Selbourne Avenue WERRIBEE VIC

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Tucked away in a quiet street on over 700sqm, this beautiful residence will surely grab the attention of the whole family. The central kitchen finished in Tasmanian Oak cabinetry, complimented by an abundance of cupboard and bench space, adjoins the rear rumpus - a great area for a childrens retreat - while a separate formal living room is the perfect place for some quiet time out.

For those who need that extra space, outdoors you will find a huge backyard with timber decking, a double remote garage (under roofline) with rear access, garden shed (3m x 3m), plus a second double garage (6m x 6m) fitted with a 5000 litre water tank providing room for a boat, caravan or a work shop. A huge list of extras includes; ducted heating, evaporative cooling, 9ft ceilings, solar electricity (12 panels), and a home security system.

Walking distance to Pacific Werribee (Werribee Plaza), close to Bethany Primary School, Quantin Binnah

**Building Size** : 21 sqm

**Land Size** : 702 sqm

**View** : <https://www.ypa.com.au/7360579>