



## 12 Gerald Street WERRIBEE VIC

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Situated in a convenient location and within close proximity to schools, the magnificent Eagle stadium, shops and public transport at your doorstep is this neat as a pin home for that first home buyer or astute investor. Presenting three good sized bedrooms, central bathroom, spacious lounge room with gas heating, a kitchen adjoining the meals arrangement whilst evaporative ducted cooling will keep you cool during summer.

Lovely wide driveway with remote electronic gate has multiple carports including enough height to store boat or caravan under cover with a bonus double car garage to accommodate the cars, luxury toys or to use as a workshop. Enjoy the outdoors with beautiful landscaped gardens serviced by an 8000 litre water tank and a pizza oven to feed and entertain guests. On an approximate 540m<sup>2</sup> allotment this property also has possible subdivision potential STCA.

**Building Size** : 14 sqm

**Land Size** : 550 sqm

**View** : <https://www.ypa.com.au/7360672>