



## 1/44 Rows Road WERRIBEE VIC

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This beautiful modern villa is positioned central to all amenities in a lovely street and presents: a spacious open plan living family room and tiled meals area, master bedroom with walk through robe and ensuite, central bathroom with a double shower, beautiful kitchen with stainless steel appliances including dishwasher, down lights, ducted heating, refrigerated split system air conditioner, 2000 litre water tank storage with pump and an oversized single remote garage with internal access. A perfect low maintenance lifestyle awaits with a nice sized courtyard area for an outdoor setting and small garden bed very easy to maintain. Inspections are sure to please!  
(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 16 sqm  
**Land Size** : 264 sqm  
**View** : <https://www.ypa.com.au/7360687>

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