



## 12 Lauraville Avenue WERRIBEE VIC

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A solidly built lovely home on an approximate 609m<sup>2</sup> allotment with immaculate presentation, character and charm. Positioned perfectly in the most convenient location, south of Synnot Street and only a short distance to primary/secondary schools, public transport, Werribee CBD's cafe strip/restaurants and easy freeway access nearby.

Presenting spacious fitted bedrooms with central bathroom, formal lounge, kitchen and dining that steps out to an undercover entertaining area. Some of the many features this fantastic home has to offer are ducted cooling, floating floorboards in the formal lounge, stainless steel smeg underbench oven, gas cooktop, dishwasher and gorgeous matured landscaped gardens.

A solid investment in a tranquil location that will set hearts racing!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 15 sqm

**Land Size** : 609 sqm

**View** : <https://www.ypa.com.au/7360881>