



## 13 Kiama Road WERRIBEE VIC

3 1 2

Every great opportunity starts with the right location and this home is certainly no exception. You easily have the option to throw away the car keys as a vast selection of great amenities are all within a comfortable distance. Offering simple proximity to Mackillop and Werribee Colleges, The Werribee CBD and Train Station, while easy M1 Freeway access and Werribee South beach are also a short drive away. Comprising three great sized bedrooms, the central kitchen is sizable while the meals and formal lounge are close at hand and large in size. An enclosed sunroom is ideal for entertaining or as extra space. With an abundance of yard left with thanks to the generous 542M2 (approx.) block size, there is still room for the kids to roam freely and further enhance this home. An absolute opportunity available here and one that doesn't appear too often.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 14 sqm

**Land Size** : 542 sqm

**View** : <https://www.ypa.com.au/7360925>