



## 36 Hawksbury Road WERRIBEE VIC

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This one comes fully loaded with a superb list of dream inclusions. Comprising three fitted bedrooms all serviced by a main bathroom, there is also a sizable formal lounge with select timber flooring while the laminate kitchen adjoins a separate meals area and is complete with gas cooking and ample cabinetry. Gas heating and air conditioning keep things cosy all year around while ceiling fans also feature. The pristine presentation continues outdoors with the paved pergola entertaining area overlooking the great sized back yard which is perfect for the kids to run free while the oversized lined and separately powered colorbond double garage is ideal for the daily drivers or the budding handyman. Set in a quiet street location you are a comfortable distance to the Werribee CBD, Werribee Train Station, a selection of schools and even Pacific Werribee shopping centre making this an ideal investment option also.

**Building Size** : 13 sqm

**Land Size** : 533 sqm

**View** : <https://www.ypa.com.au/7361013>