



## 45 Whiton Grove WYNDHAM VALE VIC

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Within a pretty central Wyndham locale, you'll find this sturdy three-bedroom home situated on an ever rare 705M2 block or prime real estate. At only approx. 3.1 Kilometres to Wyndham Vale Train Station, you are also within easy reach of Eagle Stadium, Manor Lakes Shopping Centre, Werribee Racecourse and a selection of schools and kindergartens. So, with location a definite plus, the home itself offers great sized rooms, with dual split system cooling taking care of the elements. The formal lounge is sizable while there is also a second living or rumpus room. Original solid timber floors feature with an updated bathroom servicing all bedrooms and the updated kitchen comprising stainless appliances. Out doors you'll find a double carport that lead through to the huge backyard offering endless options. As an investment or a move in owner, you're onto a winning thing or two with this one.

**Building Size** : 13 sqm  
**Land Size** : 705 sqm  
**View** : <https://www.ypa.com.au/7361027>