



## 462 Duncans Road WERRIBEE SOUTH VIC

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This amazing lifestyle property is perfectly positioned in the heart of Werribee South with all its tourist attractions nearby such as the Werribee Open Range Zoo, Werribee Mansion and the newly completed Werribee South Marina.

This one owner home offers immaculate presentation and a flexible floor plan with multiple living zones that include both formal and informal spaces, 5 bedrooms, 3 bathrooms and all the modern conveniences.

Boasting quality inclusions such as:

- Gas ducted heating
- Gas jet master heating
- Soaring cathedral ceilings
- Gas hot plates and electric oven
- Triple garage with internal access
- Split-system refrigerated cooling

Sitting on approx. 1,500m<sup>2</sup> of meticulously maintained land

**Building Size** : 34 sqm

**Land Size** : 1489 sqm

**View** : <https://www.ypa.com.au/7361032>