



### 11 Glenmoyne Square WERRIBEE VIC

3 2 2

A solidly built lovely home with immaculate presentation, character and charm, positioned perfectly in the most convenient location, south of Synnot Street and only a stone's throw to primary/secondary schools, public transport, Werribee CBD's cafe strip/restaurants and easy freeway access nearby.

Presenting huge fitted bedrooms and a study, master with full en suite and walk in robe.

Formal lounge with fireplace plus huge second living area adjoining a separate rumpus room.

A spacious kitchen with loads of bench space containing 900ml stainless steel cooking appliances overlooking a meals area.

A sensational all-weather decked entertainment area.

Ducted heating, wall air conditioners.

A huge oversized double garage.

**Building Size** : 26 sqm

**Land Size** : 977 sqm

**View** : <https://www.ypa.com.au/7361082>