



## 5 Garden Court WERRIBEE VIC

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Instantly welcoming, this delightful home presents an exciting opportunity for the astute buyer within the highly sought out Westgrove Estate close to all desired amenities. Occupying a superb allotment of 604sqm (approx.), this captivating property offers both a formal living and dining room filled with loads of natural light. Master bedroom with gorgeous bay windows, walk in robe and ensuite. The property is further complemented by a well-appointed kitchen and tiled meals area with dishwasher, chef classic oven and gas cook top. Two spacious carpeted bedrooms both with built in robes, main bathroom with shower and bath and separate laundry. For those who love to entertain all year round, the back yard enjoys a paved pergola with BBQ area, a bounty of orchard fruit trees, a built in workshop and averies. This gem also includes ducted heating and evaporative cooling throughout, alarm system and rear access from the double garage. Located within

**Building Size** : 20 sqm  
**Land Size** : 604 sqm  
**View** : <https://www.ypa.com.au/7361089>

## 5 Garden Court, Werribee

