



## 96 Rosella Avenue WERRIBEE VIC

4 2 2

What a perfect opportunity for 1st home buyers or astute investors to secure this fantastic family home in a sought-after location with all attractions nearby.

- Amenities all within walking distance;
- 15 min walk to the amazing Pacific Werribee shopping centre
- 15 min walk to Wyndham Park primary school
- 25 min walk to Wyndham Central College
- 15 min walk to Sims shopping centre
- 15 min walk to Aqua Pulse and Encore events centre

Presenting four fitted bedrooms, master with en-suite and walk in robe, central bathroom, formal lounge room leading through to an open plan family/meals arrangement with lovely floating floorboards and a neat good-sized kitchen with gas cooking and dishwasher.

**Building Size** : 15 sqm  
**Land Size** : 528 sqm  
**View** : <https://www.ypa.com.au/7361181>