



## 36 Selbourne Avenue WERRIBEE VIC

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Set in a quiet street location within walking distance to the Werribee River this large renovated family residence does not put any compromise on quality. If you are a smart purchaser looking to secure a great home and upgrade your family lifestyle to something more spacious & special this property is sure to suit you! This fantastic home has plenty to offer, including:

- Four bedrooms, fitted with built in robes and ceiling fans
- Master Bedroom with walk in robes and renovated ensuite
- Enclosed Theatre room upon entry
- Massive kitchen with stone benchtops, ample storage and quality appliances, overlooking a family/meals arrangement Rumpus towards the back of the home
- Massive outdoor entertaining area with pergola overlooking the established backyard
- Ducted heating and Evaporative Cooling
- Solar Panels

**Building Size** : 22 sqm  
**Land Size** : 730 sqm  
**View** : <https://www.ypa.com.au/7361394>