



## 12 Derwent Road WERRIBEE VIC

4 2 2

Primary School, Bethany Primary School, Wyndham Central, local shops and parks youll struggle to find a better location, Pacific Werribee is also only approx 7-minute drive away and werribee CBD & Railway station only approx 9 mins away!

### Property features include:

- Four spacious bedrooms, Master with en-suite
- Formal (L) shape lounge
- Kitchen/meals area adjoining to second living zone
- Central main bathroom with separate toilet and laundry
- Large timber decked pergola and double carport parking

Extra features: gas stove top cooking, heating and cooling, garden shed, screen door, dishwasher and much more.

**View :** <https://www.ypa.com.au/7362694>



**Ali Dowling**  
**0450 778 972**