



## 40/22 Ventosa Way Werribee VIC

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Located in a great location only a short stroll away from Sims shopping square, schools and public transport this very neat and tidy unit certainly ticks all the right boxes.

**View** : <https://www.ypa.com.au/7364081>

Property features include:

- ? Two bedroom
- ? Great sized open plan lounge and dining
- ? Sun filled kitchen with plenty of bench space
- ? Central main bathroom
- ? Single lock up garage

Extra features: ducted heating, low maintenance court yard, internal laundry, gas stove top cooking and much more.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

RESIDENCE	-	78m <sup>2</sup>
GARAGE	-	18m <sup>2</sup>
TOTAL AREA	-	96m <sup>2</sup>



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