



11 Erinbank Crescent WESTMEADOWS VIC

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Just when you thought you'd been priced out of the market, this brand new double storey beauty comes along! No need to wait for completion or go through the hassle of building, its right here and ready to occupy now. Offering 3 generous bedrooms, master with full ensuite, loads of living space downstairs with a gorgeous kitchen with stone tops and SST appliances (to be installed before settlement), open plan living, powder room and laundry. Outside theres still plenty of room for entertaining and pets on the generous 226sqm(approx) block, PLUS theres a double remote garage with laneway access from behind. Includes loads of additional upgrades throughout, timber flooring, stone bench and vanity tops, ducted heating and much more. With a fantastic rental potential, and within close proximity to local amenities, it would make not only a great first home, but an ideal investment as well best of all, its priced to sell, so dont wait around, make it yours!

View : <https://www.ypa.com.au/7397491>



Luke Albioli
0403 700 003

Fittings and fixtures

600mm stainless steel oven, cooktop and rangehood

Silver finish dishwasher

Tiled kitchen splashback

Feature timber-look laminate floor covering where nominated

Carpet and tiles in other areas

Gas ducted heating

Remote control operated double garage

Landscaped front yard, seeded back yard

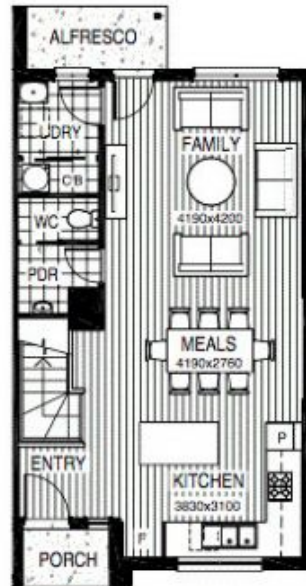
Driveway, letterbox, clothesline

Super-fast optic fibre connection providing free to air TV, and the ability to connect phone, internet and pay TV services

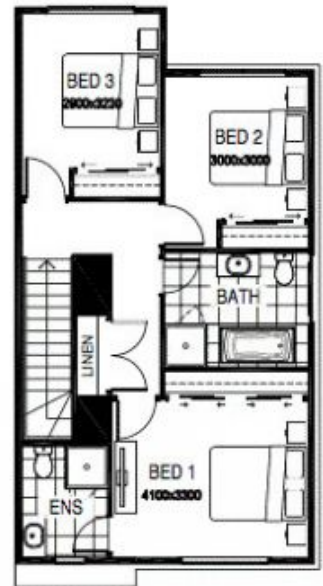
Viola	m ²	squares
Ground floor	96.10	7.11
First floor	89.70	7.50
Total floor area	185.80	14.61
Garage	37.80	4.00
Alfresco	3.90	0.42
Porch	8.10	0.88
Total	179.00	15.26



(not shown in position)



GROUND FLOOR



FIRST FLOOR