



## 40 Westfield Boulevard WESTMEADOWS VIC

4 2 2

Dont buy a home thats just like all the others, buy something unique. You can stand out from the crowd with this gorgeous family home, offering 4 bedrooms (master with ensuite, WIR and balcony), a formal lounge and dining with soaring cathedral ceilings, kitchen with tiled meals area, a second living area with wood-fire heater (and full-length windows to capture the views), central bathroom and laundry. Outside theres separate access to the ultimate man-cave offering a kitchenette and WC, the perfect place to watch the footy or have a FIFA championship! All this is situated on just over 700sqm(approx.) and includes under-house storage, plus a huge storage room and a covered entertaining area. Includes a larger than standard double (remote)garage with internal access, ducted heating, evaporative cooling, split system, alarm, updated kitchen appliances (inc dishwasher) 8 security cameras, plenty of cupboard space

**Land Size** : 702 sqm

**View** : <https://www.ypa.com.au/7397713>



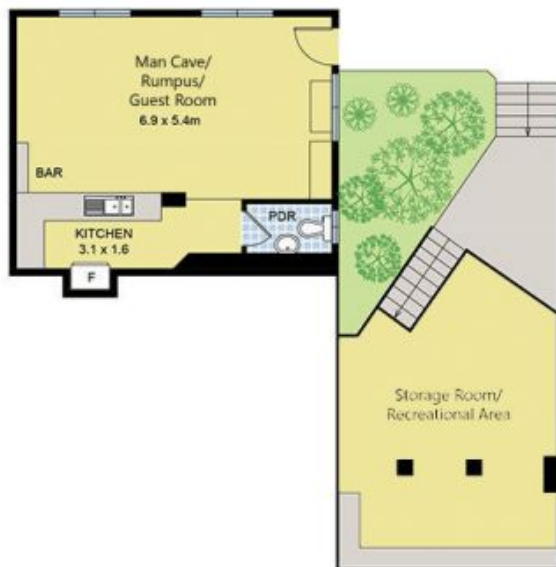
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GROUND FLOOR



SITE PLAN



LOWER FLOOR