

## 12 Socrates Way Rockbank VIC

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Located in the highly sought-after town of Rockbank, this impressive property sits on a generous 581m<sup>2</sup> (approx.) allotment, providing ample space for the entire family. Ideally positioned close to Rockbank's key amenities, including the Rockbank Train Station, Rockbank Primary School, Ian Cowie Reserve, and with easy access to the Western Freeway.

Upon entering the home, you are met with a spacious, light-filled living and dining area complete with laminate benchtops and cabinetry, providing a functional and welcoming space for everyday living/dining complete with a split system and double-bricked walls, ensuring year-round comfort. The well-designed floor plan includes a master bedroom with a walk-in robe (WIR) and two additional bedrooms, each featuring built-in robes (BIR).

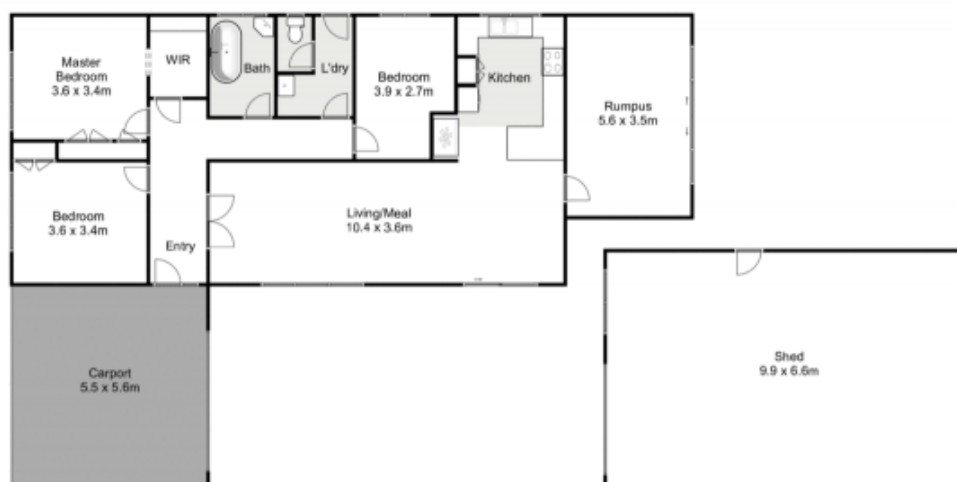
**Price** : UNDER CONTRACT TEAM YPA  
**Land Size** : 585 sqm  
**View** : <https://www.ypa.com.au/8114016>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

