



## 9 Xavier Court Werribee VIC

3 1 2

Perfectly positioned in a family friendly neighbourhood and within a quiet court location, situated in a central Werribee location. Situated within walking distance to Werribee CBD, Werribee River walking trails, Manorvale Primary and St Andrews Primary schools and parks. As well as being within walking distance to Eagle Stadium and the wonderful amenities that it offers all year round and within a short distance to the train station and public transport. This home offers many features, including:

- ? Three bedrooms all with built in robes
- ? Central bathroom with two-way access and separate toilet
- ? Large formal living room upon entry
- ? Open plan kitchen with stainless steel appliances overlooking the meals area
- ? Single remote garage

**Price** : \$535,000 - \$565,000  
**Land Size** : 342 sqm  
**View** : <https://www.ypa.com.au/8149550>



**Mitch Smit**  
0450 913 513



**Dane Bouch**  
0499 655 382

# 9 Xavier Court, WERRIBEE



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.