



## 9 Argyle Crescent WERRIBEE VIC

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Both your heart and your pocket will be at ease when you step into this well maintained and centrally positioned family home. Ready for the first homebuyer or investor it comprises of three fitted bedrooms, master with 2-way bathroom (double shower and spa bath) great sized formal lounge and second living area with open plan kitchen and meals area. Added features include gas heating, air conditioning, gas cooking appliances and dishwasher. For year round entertaining there is a large pergola and fernery area with built in BBQ great for those family get-togethers and occasional parties. Located in a quiet pocket within walking distance to shops, schools and public transport be quick as this will not last.

( PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 13 sqm  
**Land Size** : 547 sqm  
**View** : <https://www.ypa.com.au/7359827>



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