



## 31 Westleigh Drive WERRIBEE VIC

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Character, charm and instant appeal is only matched by its inviting elegance, generous light-filled proportions and desirable location in the heart of the Westleigh Gardens estate on approx. 1012m<sup>2</sup> land.

**Building Size** : 27 sqm  
**Land Size** : 1012 sqm  
**View** : <https://www.ypa.com.au/7359858>

Secluded behind a manicured hedge is a much loved family home presenting; a spacious formal lounge, gracious formal dining room or study, three generous bedrooms with robes, master with walk in and a full luxurious spa ensuite. Natural morning light streams through the bright kitchen and informal living room overlooking the exquisite private west-facing garden with a solar heated pool, outdoor spa and extensive paving.

Well-appointed with; ducted heating and ducted cooling, additional split-system cooling, wood fired heater, a timber kitchen with sparkling granite bench tops, an oversized