



## 16 Butmar Close WERRIBEE VIC

4  2  2 

The instant appeal of this enchanting home with style and character is only matched by its inviting elegance, generous light-filled proportions and lovely location with views of the You Yangs. Beautifully presented and secluded in a court location is a much loved family home that boasts four generous bedrooms and a study the master bedroom contains an en suite. Classic elegance with a large formal lounge room with an adjoining Tassie oak timber kitchen meals area with great views and natural light streaming through the windows. The well-proportioned rumpus room extends out to an exquisite private east-facing undercover area and garden.

Built with a growing family in mind the home features ducted heating and ducted cooling, additional split-system cooling, a remote double garage and set on a 1000m<sup>2</sup> allotment with a sense of tranquillity, an inspection is sure to impress.

**Building Size** : 27 sqm

**Land Size** : 1000 sqm

**View** : <https://www.ypa.com.au/7359909>