



## 43 Loyola Road WERRIBEE VIC

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This lovely first home or investment opportunity is positioned perfectly within walking distance to schools, public transport, Werribee CBD cafes/restaurants and shops, freeway access just around the corner and Werribee South Beach/Werribee Park Mansion and Werribee Open Range Zoo just a few minutes down the road.

Three bedrooms, central bathroom, lounge room leading through to a study area and separate meals, lovely modern kitchen with Smeg appliances, and a large rumpus/family room.

Appointments include, gas heating, air conditioning, wood fired combustion heater, dishwasher, ceiling fans throughout, in ground swimming pool, large garage shed/workshop area, a single carport and matured landscaped gardens.

**Building Size** : 16 sqm

**Land Size** : 611 sqm

**View** : <https://www.ypa.com.au/7360003>