



## 4/3-5 Mary Avenue WERRIBEE VIC

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This beautiful modern villa is positioned central to all amenities in a lovely street and presents: a modern kitchen including Blanco appliances that overlooks a spacious open plan living/family room and tiled meals area. A generous sized master bedroom and 2 further bedrooms all with built in robes and a central bathroom. Extras include 2.7m ceilings, ducted heating, refrigerated split system air conditioner, water tank storage, downlights, single car garage.

A perfect low maintenance lifestyle in an awesome location awaits with a nice sized courtyard area for an outdoor setting, very easy to maintain. Inspections are sure to please!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 10 sqm  
**Land Size** : 200 sqm  
**View** : <https://www.ypa.com.au/7360061>

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