



## 10 Nile Court WERRIBEE VIC

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The perfect place to start out or invest with this stunning three bedroom splendour positioned beautifully in a quiet court location yet central to all amenities.

Presenting; a spacious formal lounge and dining/study area, tiled meals area overlooking the immaculate kitchen, built in mirrored robes to all bedrooms, central bathroom, and a double oversized powered garage to accommodate the cars, luxury toys or to use as a workshop.

Lovely Tasmanian Oak timber floors, ducted heating, evaporative cooling, electric security shutters, gas cooking, double electric oven, pergola area, side access, good size back yard and lovely matured landscaped gardens.

An amazing opportunity to secure a pristine property in a very central location, with schools and public transport

**Building Size** : 14 sqm  
**Land Size** : 530 sqm  
**View** : <https://www.ypa.com.au/7360075>