



## 13 Koombahla Court WERRIBEE VIC

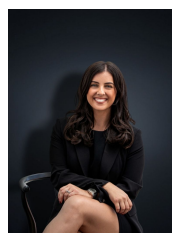
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Superbly situated on the idyllic south side of Werribee this beautiful family-friendly home provides endless lifestyle opportunities and is minutes to all amenities and within easy freeway access.

Upon entry to this stunning owner-built property you know you are presented with a unique and special opportunity. This larger than normal home is inclusive of four fitted bedrooms, master with ensuite and large walk in robe and two separately zoned living rooms. The large hostess vinyl-wrap kitchen overlooks your family and meals area, and is packed with quality appliances. Outdoors you are spoilt with manicured gardens and tranquil grounds including a large pergola and entertainment area.

With a perfectionist's attention to detail, this home was built with quality fittings inclusive of ducted heating, split system air conditioning, security alarm system, water tank, rear access from the oversized single garage and plenty of

**Building Size** : 24 sqm  
**Land Size** : 483 sqm  
**View** : <https://www.ypa.com.au/7360179>



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