



## 13 Almond Close WERRIBEE VIC

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Nestled in a quiet location in the popular Orchard Place Estate facing parklands, this lovely 3 bedroom double storey home is a short stroll to the main street shopping precinct, Werribee train station, schools and other amenities. Upon entering the home you will be impressed by the natural light that flows through the home. The ground floor features all the living areas including a formal lounge, kitchen/meals area with extensive floor tiles, and the bonus of a powder room and features an internal courtyard. Upstairs is ideal for a growing family, the large master has an ensuite and walk in robe and there is an open retreat/ study area with a balcony with a view that overlooks the park. The other 2 bedrooms have built in robes and the bathroom is central to these.

There are many features to this great home including ducted heating, evaporative cooling, quality furnishings adorn the windows, security shutters and an alarm system

**Building Size** : 18 sqm

**Land Size** : 320 sqm

**View** : <https://www.ypa.com.au/7360469>