



11 Ozzimo Way WERRIBEE VIC

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The BROUGHTON by Simmonds is one of those floor plans that is not only desirable but sensibly clever in so many aspects. Comprising three bedrooms plus a study or fourth bedroom option, the master entails a handy ensuite and walk in robes, while the open design offers a formal lounge, central vinyl wrap kitchen complete with stainless appliances and an adjoining separate meals conservatory with back yard views and second family room. With an east facing orientation the living zones have direct northern exposure allowing an abundant flow of natural sunlight all year around. Ducted heating evaporative cooling enable you to control the desired internal climate while select floating flooring throughout including bedrooms are not only great for asthmatics but also make for easy cleaning. For the cars or handyman, the double garage is ideal while a low maintenance approach is perfect for easy grounds management with established gardens allowing for

Building Size : 21 sqm

Land Size : 504 sqm

View : <https://www.ypa.com.au/7360767>