



## 9 Provan Drive WYNDHAM VALE VIC

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Entailing flawless presentation from tip to tail, this incredible residence offers all the attributes that the most discerning buyer could only dream of. Comprising three sizable bedrooms all lavished with select vinyl timber look flooring with the master suite offering walk in robes and a private full ensuite, this family geared floor plan boasts a huge tiled formal lounge and dining room, with the central gloss vinyl wrap kitchen completed with a dual pantry and quality AEG-brand updated stainless appliances including a dishwasher. The sizable adjoining meals room is fit for most family sized dining settings while a separate rumpus room is a great option for the kids to play and create within.

Gas heating and a reverse cycle air conditioner keep the elements as desired. With the double garage taking care of the cars for you and the added bonus of rear access to a huge powder coated steel pergola entertaining area overlooking a well establish backyard that comes from

**Building Size** : 22 sqm

**Land Size** : 547 sqm

**View** : <https://www.ypa.com.au/7361144>