



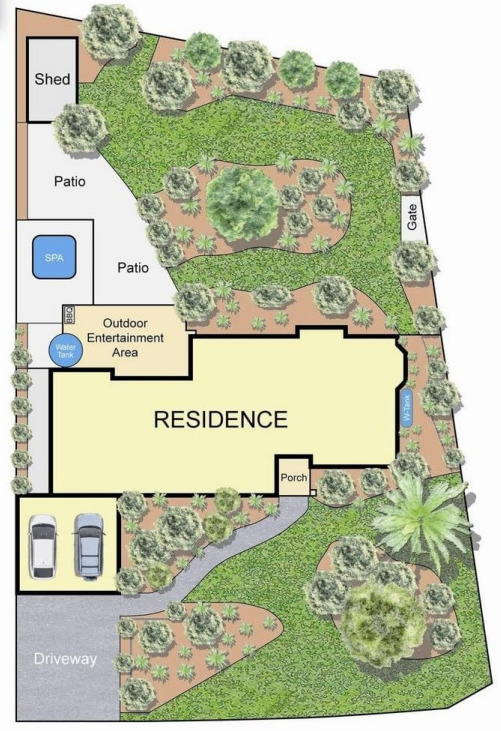
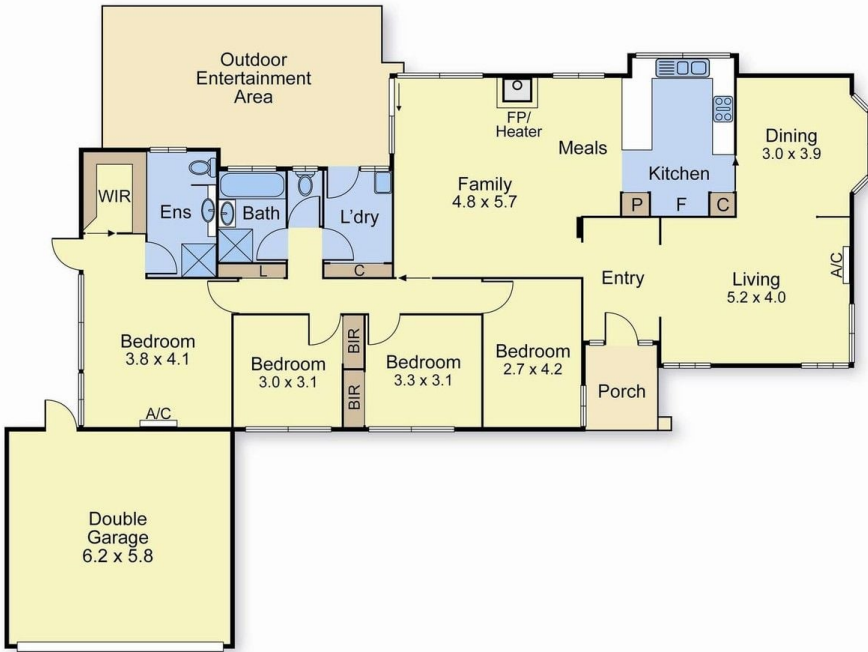
## 2 Lyall Drive WERRIBEE VIC

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Opportunities such as this don't present too often. Situated in a highly sought-after pocket of Werribee and set on an allotment of 1,021m<sup>2</sup> (approx) is this wonderful family home. Showcasing four good sized fitted bedrooms, including master with full ensuite, walk-in robe, generous lounge with adjoining dining area complemented by the solid wood fueled Coonara and an abundance of natural light filling the home.

**Building Size** : 22 sqm  
**Land Size** : 1021 sqm  
**View** : <https://www.ypa.com.au/7361334>

The kitchen is spacious, accessible and contains more than enough storage for the family whilst overlooking the light and bright meals / family room arrangement. When you head out the back you will be overwhelmed with what's on offer. Large landscaped lawns and gardens perfect for the kids and pets to run wild or be shaded in the entertaining area. With quality inclusions such as double garage, split system cooling, Coonara and rear access to the property



Internal 210 sqm [22.58 sqs] Approx  
 Garage 36 sqm Approx  
 Total 246 sqm Approx  
 Land Size 1020.30 sqm Approx



Disclaimer: The artist impressions and floorplans are indicative only, are not to scale and do not form part of any Contract of Sale. Any dimensions, finishes or specifications depicted are subject to change without notice. Consultants and agents do not warrant the accuracy of any information provided and do not accept any liability for negligence, any error, misrepresentation, discrepancy in the information or reliance thereon.