



## 21 Maygrand Avenue Werribee VIC

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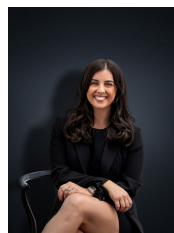
Nestled in the prestigious Kingsleigh Estate, this stunning newly built Simonds family home offers nothing but the best in quality and design. Situated in close proximity to Werribee CBD shops, cafes and schools (4.8km) with close access to the Princes Freeway, Riverwalk water park and newly constructed childcare facility centre this home is perfect for the growing family.

Along with an abundance of established amenities and local parks placing this home in one of the most esteemed pockets of Werribee.

The opulent home offers:

- Four bedrooms
- Master with large walk in robe and ensuite
- Three remaining with built in robes
- Central bathroom

**Price** : \$ 585,000  
**Land Size** : 448 sqm  
**View** : <https://www.ypa.com.au/7361446>



**Kirsty Cunningham**  
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Scale in metres. Indicative Only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

RESIDENCE	-	191m <sup>2</sup>
GARAGE	-	49m <sup>2</sup>
TOTAL AREA	-	240m <sup>2</sup>

## 21 Maygrand Avenue, Werribee