



## 32 Lyall Drive Werribee VIC

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Built on the grandest scale in one of Werribee's most sought-after pockets, this Westleigh Gardens property sits on over 1150m<sup>2</sup> and offers over 70sq of luxury.

Uncompromising by design and quality, this palatial residence has undergone extensive renovations of the highest standard and offers only the best of the best

This majestic 7-bedroom, 6 bathroom, multi suite home unfolds to provide lavishly proportioned living inside, outside, upstairs and down. Following a traditional floorplan with formal and family lounge and dining the home extends outwards to manicured gardens with encompassing entertainers' pavilion while a shaded al fresco with built in BBQ and woodfire.

Welcoming today's home based working life with an

**Price** : \$ 1,610,000  
**Land Size** : 1167 sqm  
**View** : <https://www.ypa.com.au/7361911>



**James Christou**  
0450 733 302



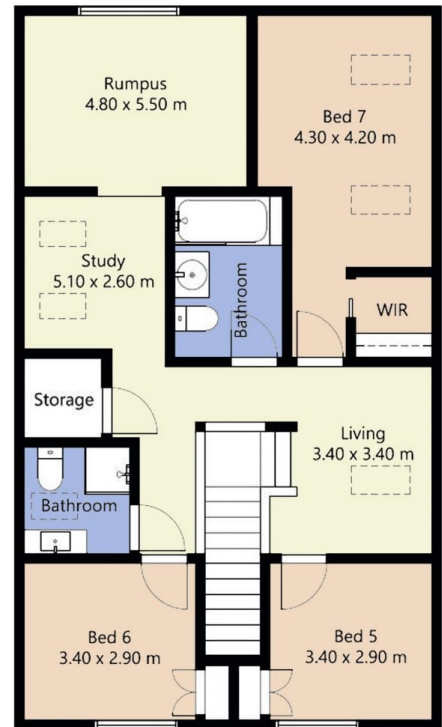
**James Antonio**  
0401 889 248



(NOT IN POSITION)



[ ]Ground floor

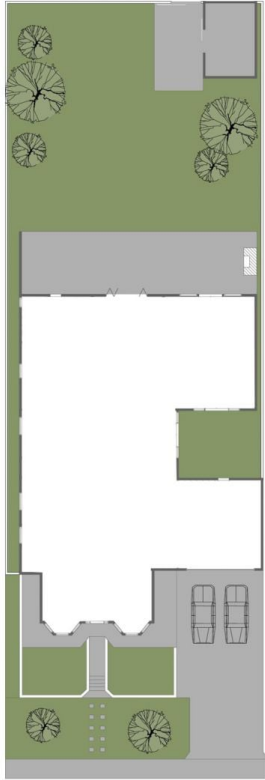


[ ]First floor

FLOOR PLAN IS PROVIDED AS INDICATIVE LAYOUT ONLY, MEASUREMENTS ARE NOT AVAILABLE, FLOORPLAN IS NOT TO SCALE.  
NO GUARANTEES PROVIDED ON ACCURACY

32 Lyall Drive, Werribee

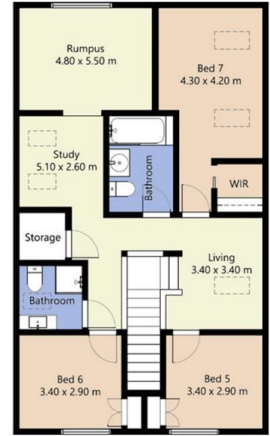
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[ ] Site Plan



[ ] Ground floor



[ ] First floor

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