



## 12 Lancashire Drive Werribee VIC

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Positioned in the prestigious Harpley estate, this family home is nearby to schools, parklands & bike and walking tracks all within close proximity to Wyndham Vale primary school, St Joseph Catholic Primary School, Wallaby Childcare and public transport stops walking distance away.

With plans in place for a future town centre, train station and massive growth this home suits any family perfectly. Offering the next lucky owners:

- ? Four bedrooms all with BIR
- ? Master bedroom with ensuite and walk in robe
- ? Open plan kitchen/meals & family living arrangement
- ? Kitchen boasts stainless steel appliances, stone benchtops & walk in pantry with door
- ? Separate Lounge room at front of property
- ? Floor boards & carpet throughout
- ? Ducted heating and split system cooling

**Price** : \$ 730,000  
**Land Size** : 645 sqm  
**View** : <https://www.ypa.com.au/7868030>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.