



9 Xavier Court Werribee VIC

3 1 2

Perfectly positioned in a family friendly neighbourhood and within a quiet court location. Located close to Werribee CBD, Werribee River walking trails, Manorvale Primary and St Andrews Primary schools and local parks.

Land Size : 342 sqm

View : <https://www.ypa.com.au/8244157>

Why You'll Love This Home:

- ? Three bedrooms all with built in robes
- ? Central bathroom with two-way access and separate toilet
- ? Formal living room upon entry
- ? Open plan kitchen with stainless steel appliances including a dishwasher
- ? Single remote garage
- ? Low maintenance gardens both front and rear
- ? Ducted heating and split system cooling



Ashley Gates
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