

# 7 Xavier Court, Werribee, Vic 3030



## Sold House

Friday, 1 November 2024

7 Xavier Court, Werribee, Vic 3030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Mitch Smit  
0397417777



Dane Bouch  
0499655382

**\$590,000**

Perfectly positioned in a family friendly neighbourhood and within a quiet court location, situated in a central Werribee location. Situated within walking distance to Werribee CBD, Werribee River walking trails, Manorvale Primary and St Andrews Primary schools and parks. As well as being within walking distance to Eagle Stadium and the wonderful amenities that it offers all year round and within a short distance to the train station and public transport. This home offers many features, including:

- Three bedrooms all with built in robes
- Master bedroom with walk in robe and ensuite
- Large central bathroom with toilet
- Spacious open plan kitchen with plenty of bench and storage space overlooking the meals area
- Oversized lounge at the rear of the home perfect, for accommodating the entire family
- Low maintenance outdoor entertaining space right off the kitchen and meals area
- Double garage with extra car accommodation at the front of the property
- Spacious rear garden with potential access down the side for boats, caravans or trailers
- Quality appointments include ducted heating, evaporative cooling and ceiling fans

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION) At YPA Estate Agents 'our service will move you