



11 Tolmie Avenue, Werribee

South Side Family Home

Located on the ever popular South Side of Werribee is this rock solid example of family living in a superb neighbourhood.

The home showcases a large lounge / dining area and four fitted bedrooms, master complete with walk in robe and ensuite. The galley style kitchen offers loads of storage and bench space and overlooks the second living area and the pergola. Outside compliments the quality inside with the great sized undercover pergola which flows onto the well manicured garden areas complete with enough room for the kids and pets to enjoy.

There is a large garage at the rear of the home which half has been converted into a room which would be ideal for a teenagers retreat or the running of a home business as there is gate access from the street down the side of the home. This room has a reverse split system and hot and cold running water. Just perfect for the beauty industry.

Other features of the home include woodfire heating, split system heating and cooling, garden shed, 2000 litre water tank complete with pump and so much more.

Set on an allotment of approximately 613m2 and within stone's throw to the Werribee train station, Werribee CBD, Mackillop and Werribee Secondary College, Corpus Christi and easy and quick access to the M1 freeway and much more! Be quick, this one will fly out the door!

SMS 11TOLMIE to 0428 440 958 for full property details.

4 2 1

613 sqm

**\$599,000**

ID# 11004113513



**Trish Farquer**

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.