

**63 Ribblesdale Avenue, Wyndham Vale, Vic 3024**



**Sold House**

Saturday, 2 September 2023

63 Ribblesdale Avenue, Wyndham Vale, Vic 3024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 590 m2**

**Type: House**



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**\$710,000**

Located only a 5 minute drive to Wyndham Vale Shopping Centre (1.7km), Wyndham Vale Train Station (3.2km), Manor Lakes Shopping Centre (3.4km) and a 10 minute drive to Werribee CBD Shopping, Restaurants & Train Station (5.1km). This home will accommodate all your family needs whilst offering the best in quality and design. Surrounded by parklands, Bike and walk tracks. The home itself offers:

- Four bedrooms
- Master with walk in robe and ensuite
- Remaining bedrooms with built in robes all mirrored sliding doors
- Central bathroom
- Fitted Out Laundry
- Large family room
- Home Office
- Open plan kitchen/meals arrangement
- Large living space connected to kitchen
- Massive Fully enclosed Pergola with polished concrete flooring
- Ducted heating/evaporative cooling
- Huge 6.6kw dual zone solar system running a Fronius inverter
- Fully landscaped front and back
- Double remote garage with internal access and rear roller door to entertainment area
- Illusion Fireplace

Quality appointments include: Double door entrance, 900mm gas cooktop, electric oven, stone bench tops, built in entertainment unit, solar panels, newly installed blinds, coded alarm system, porcelain tiles, solid timber flooring, LED downlights and 6 litre water tank, sheds and ample storage throughout the house. (PHOTO ID REQUIRED AT OPEN FOR INSPECTION) 'At YPA Estate Agents, our service will move you'