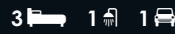




**NEW LISTING**



**WYNDHAM VALE** 12 MAYFAIR STREET



**ADVANCE TO MAYFAIR!**

- 3 Bedrooms with built-in robes (master with walk-in robe), 2-way bathroom
- Open plan living space including kitchen, meals and family room
- Kitchen with gas cook top, electric oven and plenty of bench and storage space
- Great low maintenance backyard complete with pergola and decked area
- Ducted heating, split system cooling, window furnishings, security doors, fly screens, light fittings, separate laundry, garden shed and oversized single carport

**Private** \$350,000 to \$385,000

**Inspect** Sat 02 Sep 2:00pm - 2:30pm  
Photo ID Required

**Agent** Andrew Cruickshank 0423 248 703  
Rob Westwood 0439 487 818



12MAYFAIR  
to 0428 440 958  
for more info



**WERRIBEE** 43 DELMONT STREET



**FAMILY HOME IN WESTLEIGH GARDENS**

- Large formal sunken lounge and dining and rumpus
- 3 Bedrooms, two with built-in robes, master with walk-in robe and ensuite
- Kitchen with gas cook top, electric wall oven, built-in microwave and dishwasher
- Enclosed outdoor area with wood fire heating and back up energy saver heating
- Another spacious room currently set up as a home hairdressing business (could also suit any other small home business)
- Approximately 1019m2 land size with vegie garden and fruit trees
- Alarm system, ducted heating, split system cooling, water tank, 5kW solar (20 Panels)

**For Sale** \$630,000 to \$680,000

**Inspect** Sat 02 Sep 1:00pm - 1:30pm  
Photo ID Required

**Agent** Trish Farquer 0422 679 019  
Rob Westwood 0439 487 818

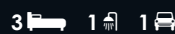


43DELMONT  
to 0428 440 958  
for more info

**MORE PROPERTIES LIKE THIS NEEDED**



**MANOR LAKES** 39 EPPALOCK DRIVE



**POSITION PERFECT**

- Allotment of approximately 420 square meters within the suburb of Manor Lakes
- 3 Bedrooms, including master with a 2-way entry bathroom and built-in robes
- Modern kitchen with dishwasher
- Combined kitchen / meals and living area
- European laundry, split system cooling and gas wall furnace to living area, single car garage and so much more
- Shops, parks and public transport conveniently close by

**UNDER CONTRACT**

**Agent** Rob Westwood 0439487818  
Lachlan Cron 0498 216 500



39EPPALOCK  
to 0428 440 958  
for more info



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REAL ESTATE  
Westwood - Tarnait



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0430 435 756  
0439 487 818

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