

# Property HIGHLIGHTS

\$395,000  
4 BED  
1.5 BATH  
2.5 CAR  
1,703 TOTAL SF

## W173N8514 Robert Ave Menomonee Falls



Welcome to Westbridge of Menomonee Falls! This property has only had 2 owners since being constructed 59 years ago! Located in a fantastic pocket literally a 5min drive or 15min walk from all there is to do in the village of the Falls. Offering 4 generously sized bedrooms, updated mechanicals, newer windows & preserved hardwood floors under the carpet in each bedroom, this great bones home is ready for its next owner to make it their own! Situated on a almost a quarter of an acre, you'll have a fabulous backyard space for friends, family & relaxing summer evenings spent by a fire pit. If the 1700+ sqft isn't enough, the unfinished basement has an ideal layout for some additional finished space. No foundation or flooding issues ever! Don't miss this phenomenal opportunity!



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