



## 13 Austin Street WERRIBEE VIC

2 1 1

Situated in the most central part of Werribee within walking distance to all amenities is this original weatherboard home with unlimited potential. Developers/builders take note this is a potential 3 unit site (subject to council approval). Or if you're looking for a property with lovely character to renovate as an exciting project, this is the perfect opportunity!! Don't miss out on this gem positioned perfectly amongst established surroundings and a stone's throw away from all amenities!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 13 sqm

**Land Size** : 726 sqm

**View** : <https://www.ypa.com.au/7359601>

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