



## 4/61-63 Ballan Road WERRIBEE VIC

2 1 1

The perfect location with easy access to all amenities, beautiful parklands around the corner and easy freeway access nearby. A character filled unit offering two fitted bedrooms, main with a walk in robe, spacious lounge with cathedral ceilings and a good sized separate meals area. Appointments include gas heating, floating floors throughout, a neat kitchen with ample cupboard space, central bathroom, single lock up garage and a good sized back yard. A great opportunity for a first home buyer, elderly or an investor to add to their portfolio!  
(/ PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 12 sqm  
**Land Size** : 214 sqm  
**View** : <https://www.ypa.com.au/7359818>

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