



## 14 Albatross Avenue WERRIBEE VIC

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Nestled in a location with all amenities nearby including shopping centres, schools and public transport this immaculately presented home is ready for a new family. Offering 4 bedrooms fitted with built in robes, neutral colour scheme and with all the work done, you won't be disappointed.

The family friendly floor plan incorporates a spacious formal lounge, a fully renovated kitchen with all modern appliances leading onto the meals arrangement and a rumpus room ideal for the growing family. Appointments include ducted heating, wall air conditioner, renovated bathroom, floating timber flooring and an undercover outdoor entertaining area. On a generous approx. 600m2 allotment investors can take note of the potential for rental returns and development rewards subject to council approval.

Snap this one up quick, one for the young family, astute

**Building Size** : 19 sqm  
**Land Size** : 600 sqm  
**View** : <https://www.ypa.com.au/7359995>