



1/177 Princess Hwy WERRIBEE VIC

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Welcome home to this modern delight that is well proportioned and positioned to make life ever so easy making this home the perfect investment option or live in residence. Presenting three fitted bedrooms, master with en suite and walk in robe, open plan formal and informal living zones and a lovely kitchen overlooking the adjoining meals and family room.

Appointments include; ducted heating, evaporative cooling, downlights and the practicality of a lock up garage with internal access.

Investors take note a secured lease in place currently returning \$1235 PCM with amazing potential for great capital growth, and all this situated in a very central location. Perfect low maintenance lifestyle awaits with a nice sized courtyard area for an outdoor setting and small garden bed very easy to maintain. Inspections are sure to please!

Building Size : 17 sqm

Land Size : 269 sqm

View : <https://www.ypa.com.au/7359996>