



16 Ballan Road WERRIBEE VIC

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This exceptional and centrally located home has so much to offer and would make an ideal home or investment. Offering 2 bedrooms plus study or potential 3rd bedroom, large formal lounge and a central kitchen with gas appliances. Built with quality the home offers gas heating, solid brick and terracotta roof construction, 9ft ceilings, corner allotment, garage. Currently leased until November 2014 at 260pw it makes the ideal investment or for those looking to enter the property market. Located within close proximity to Werribee Racecourse, Werribee Train Station & Werribee CBD, Thomas Chirnside Primary School, Manorvale Primary School, Werribee Recreation Centre and Werribee River. It's a certainty that this one won't last long call to inspect today!
(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Building Size : 12 sqm
Land Size : 498 sqm
View : <https://www.ypa.com.au/7360019>



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