



52 Ballan Road WERRIBEE VIC

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A great opportunity for the astute handy man, investor, or first home buyer looking for an established property close to all amenities such as Watton Street shops, cafes and restaurants, public transport, schools, Werribee Sports and Fitness Centre and the Werribee Racecourse.

Comprising of; 3 bedrooms plus study, master with en suite and WIR, while other bedrooms feature BIR's, spacious formal lounge or an ideal home theatre room and a modern hostess kitchen with an adjoining meals area.

Appointments include gas ducted heating, evaporative cooling, stunning modern bathrooms, an enclosed carport, massive oversized powered garage/workshop (6x8 approx.) and a good sized back yard.

Inspections are sure to impress!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Building Size : 15 sqm

Land Size : 535 sqm

View : <https://www.ypa.com.au/7360151>