



## 9 Squatter Court WERRIBEE VIC

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Calling all investors & first home buyers. The owners have done everything for you. The list includes brand new kitchen appliances, new carpets, freshly painted throughout and this home is all refurbished to be an investor's choice or a first home buyer's ideal home to move straight in.

Quality family homes, such as this, which are situated close to everything such as Sims shopping centre, Werribee schools, parks, medical centre, transport, train station etc.; are so hard to find.

Comprises open plan family room with meals area, three bedrooms, master with full en- suite and other bedrooms with BIR, two bathrooms, renovated kitchen, ducted heating, evaporative cooling, oversized single garage with substantial backyard for kids to play or just to get together with friends and family over a summer BBQ.

Call now to book private inspection as this opportunity will not last long!

**Building Size** : 17 sqm

**Land Size** : 638 sqm

**View** : <https://www.ypa.com.au/7360211>



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