



## 32 Ballan Road WERRIBEE VIC

3 1 3

A great opportunity exists for the astute handy man or developer with this 707m2 approx. allotment located less than 1km to Watton Street. This much loved 3 bedroom home offers character and charm with one of the largest family rooms out there, open kitchen with up dated appliances, renovated bathroom and freshly painted ready for the next family. Only moments away from, schools, parkland and easy freeway access to the CBD be quick to secure this truly unique opportunity!  
( PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

At YPA Estate Agents 'our service will move you'

**Land Size** : 707 sqm

**View** : <https://www.ypa.com.au/7360212>



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