



1 Niagra Way WERRIBEE VIC

3 2 2

Wow factor throughout this splendid property positioned beautifully within walking distance to schools, Paul Saddler swim school, parklands, public transport and Werribee Plaza just a few minutes down the road.

Offering; three fitted bedrooms master with en suite and walk in robe, central bathroom, spacious lounge room with stunning timber floors, a sun drenched family/meals area with a lovely timber kitchen, ducted heating, evaporative cooling, security shutters, dishwasher and gas cooking. Outdoors a fantastic pergola, garden shed, double carport and matured landscaped gardens.

Inspections are sure to impress, be quick as this one's a cracker!
(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Building Size : 16 sqm
Land Size : 526 sqm
View : <https://www.ypa.com.au/7360232>