



## 2 Glamorgan Avenue WERRIBEE VIC

3 1 1

A fantastic opportunity with endless potential in a very central location, offering three bedrooms with built in robes, central bathroom, neat kitchen with good cupboard space, gas heating, and split system air conditioning, outdoors a pergola area, large side access for a caravan-boat-trailer or Jet Ski leading you through to the colorbond garage/workshop area, and a good sized back yard area with matured landscaped gardens.

All this establishment on approx. 530m2 and positioned within walking distance to schools, public transport, the newly built Werribee Sports and Fitness Centre, Werribee River bike trails and walking tracks and shops just a few minutes down the road.

A smart investment or perfect first home!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 13 sqm

**Land Size** : 529 sqm

**View** : <https://www.ypa.com.au/7360314>