



## 40 Carter Avenue WERRIBEE VIC

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A rare opportunity has presented itself to buy a Carter home in a superb position within easy reach to the Werribee CBD main shopping precinct, train station and schools.

**Building Size** : 13 sqm  
**Land Size** : 560 sqm  
**View** : <https://www.ypa.com.au/7360402>

Offering a functional floor plan containing

3 bedrooms, master with generous size robes serviced by an updated central bathroom.  
 A Large formal lounge with fireplace.  
 A large timber kitchen and adjoining meals area.  
 Decorative cornicing, high ceilings.  
 Additional features include gas ducted heating, dishwasher, carport and a garden shed.

Investors and developers take note subdivision potential (subject to council approval) on this fantastic sized