



## 16 Morgan Crescent WERRIBEE VIC

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Werribee South Marina, popular Watton St Cafe precinct, shops and Werribee train station just a few minutes drive, freeway access within seconds drive, Werribee Secondary College, Werribee Primary, McKillop College, Corpus Christi Primary all within walking distance.

The perfect home to suit an elderly couple looking for a low maintenance lifestyle, a first home buyer looking to live in a prime location or an astute investor looking for great capital growth potential, presenting; 3 fitted bedrooms master with en suite and walk in robe, Large open plan family/meals area, Central bathroom, Ducted heating, evaporative cooling, split system air conditioning, Stainless steel appliances, dishwasher, Double remote garage with internal access. Garden shed, Solar booster hot water and a timber decked outdoor area suited for your BBQ/outdoor setting. A turnkey establishment in a sought after location, inspect with confidence!

**Building Size** : 18 sqm

**Land Size** : 325 sqm

**View** : <https://www.ypa.com.au/7360558>