



## 48 Ballan Road WERRIBEE VIC

3 2 1

A great opportunity exists for the astute handy man or developer with this 531m2 approx. allotment located less than 2km to Watton Street precinct and a stones throw from the recently developed Eagle stadium. In the heart of Werribee this home offers:

**Building Size** : 16 sqm  
**Land Size** : 531 sqm  
**View** : <https://www.ypa.com.au/7360583>

- Three bedrooms
- Master with en suite
- Large living area
- Kitchen/meals and family arrangement
- Large backyard
- Single carport with extra off street parking
- Heating & cooling

Up for grabs for any astute purchaser this is a smart move to add to any portfolio, call for your inspection today!  
 (PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

At YPA Estate Agents 'our service will move you'