



## 23 College Road 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.

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 spacious renovated kitchen and adjoining meals area.

Decorative cornicing, high ceilings.

Fantastic Decked undercover entertainment area overlooking huge backyard.

Additional features include gas ducted heating, split system air conditioner, dishwasher.

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

**Land Size** : 559 sqm

**View** : <https://www.ypa.com.au/7360660>