



### 3 Mississippi Place WERRIBEE VIC

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We expect any and every investor to be jumping through hoops to get to this brilliant investment opportunity! Set in the ever popular Westgrove estate of Werribee close to Quantam Binnah Community Centre, Westgrove and Bethany Primary Schools, and a less than a country mile to Pacific Werribee, this neat and tidy three bedroom is also situated in a private court location. With an open plan design comprising of a formal lounge and entrance, the central laminate kitchen offers generous cabinetry and 900MM gas cooking with an adjoin meals room finished with select slate flooring. An updated gas heater and ducted evaporative cooling keeps the indoor climate comfortable regardless of the elements, while established gardens throughout are a wonderful backdrop to the pitched pergola entertaining area. Currently leased at \$1304 PCM until late 2017 to brilliant tenants, this is case of just letting this investment prosper for years to come.

**Land Size** : 530 sqm

**View** : <https://www.ypa.com.au/7360713>