



### 3 Avon Court WERRIBEE VIC

3  1  2 

What a perfect opportunity to grab a home located ideally on the South side of Werribee on a large approximate 618m<sup>2</sup> allotment. The potential of this fantastic property is unlimited, add this to your portfolio or move in and enjoy a convenient location with loads of options.

Positioned in a quiet court location the home presents three bedrooms, central bathroom, spacious formal lounge room, kitchen with gas cooking facilities and an adjoining meals area. Added features include ducted heating and a carport with rear access.

Easy access to freeway, quality schools, shops and other popular amenities including Werribee Park Precinct.

Certainly one that will be extremely hard to beat for so many reasons!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Building Size** : 13 sqm  
**Land Size** : 618 sqm  
**View** : <https://www.ypa.com.au/7360822>

At YPA Estate Agents 'our service will move you'