



## 4 Rubicon Place WERRIBEE VIC

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Calling all investors and savvy buyers for this South side of Werribee home on a large approximate 608m2 allotment. Within easy reach of Werribee CBDs lovely restaurants, cafe strip, shops, quality primary/secondary schools, public transport and avoid all the traffic with easy freeway access.

**Building Size** : 13 sqm  
**Land Size** : 608 sqm  
**View** : <https://www.ypa.com.au/7360858>

Three fitted bedrooms.  
 Central bathroom.  
 Separate lounge room.  
 Kitchen adjoining a meals area.  
 Reverse cycle split system air conditioning.

A blue-chip investment on the South side of Werribee, renovate this amazing property or develop the potential on approx. 608m2 land and reap the rewards!  
 (PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

At YPA Estate Agents 'our service will move you'