



## 17 Sinns Avenue WERRIBEE VIC

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Set right in the heart of Werribee within close proximity to schools, Werribee CBD, shops, cafes, restaurants all within walking distance, just around the corner easy freeway access, Werribee Mercy Hospital & the proposed Werribee East Employment Precinct.

**Land Size** : 1806 sqm  
**View** : <https://www.ypa.com.au/7360981>

A whopping 1806m<sup>2</sup> block (approx.) The Sinns House a turn of the century home in the highly sought after location. Investors & developers take note this is a very rare opportunity to secure a property on this sized allotment in such a prime location.

A fantastic solid family home presenting 4 bedrooms plus a study. The master bedroom features WIRs and en suite. The home has 2 extra bathrooms and all other bedrooms have BIRs. Spacious formal & informal living zones with plenty of room to entertain family/friends.