



## 9/12 Mingos Court WERRIBEE VIC

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Nestled in a quiet yet central location within proximity to Werribee CBD, Schools, public transport, childcare, Werribee Racecourse and the Werribee Sports/Fitness Centre is this fantastic two-bedroom townhouse perfect for first home buyers and smart investors.

Open plan family/meals arrangement with loads of natural light, kitchen with separate dining area, laundry and toilet downstairs and upstairs two bedrooms both with decent size built in robes and a central bathroom with shower and bath tub.

Appointments include; hostess kitchen with stainless steel appliances, dishwasher, ducted heating, a single lock up garage with internal and rear access to backyard, lot of storage, and a no maintenance large concreted backyard.

An ideal location with Werribee CBD and all amenities at hand, this property is sure to please and ticks all the boxes. (PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Land Size** : 134 sqm

**View** : <https://www.ypa.com.au/7360998>