



## 9B Malleehen Street WERRIBEE VIC

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This is the perfect first home or investment property to add to your portfolio. Currently tenanted with a rent return of \$1369.00 per calendar month situated within walking distance to parklands, public transport, schools and Pacific Werribee Shopping Centre just a few minutes down the road.

Presenting;

- Three fitted bedrooms with built in robes
- Central modern bathroom
- Open plan lounge room
- Kitchen/Meals area with tiled floors and a lovely kitchen with dishwasher and modern cooking appliances.
- Ducted heating, split system
- Enclosed and private courtyard
- Single lock up garage with internal access.

**Building Size** : 15 sqm

**Land Size** : 254 sqm

**View** : <https://www.ypa.com.au/7361041>

A low maintenance lifestyle awaits the buyer looking for a