



## 35 Richmond Crescent WERRIBEE VIC

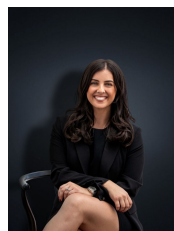
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Located in a central Werribee pocket within walking distance to Werribee CBD & Train Station, Schools, Parklands, River Walking tracks, local shops & within easy reach to freeway access to reach Melbourne CBD within 30 minutes, this home is any investors dream!

With potential being evident the home is positioned on a massive 560 sq m block of land, leaving space to develop/renovate and make this your dream home. The property offers;

**Building Size** : 12 sqm  
**Land Size** : 560 sqm  
**View** : <https://www.ypa.com.au/7361087>

- Three spacious bedrooms with built in robes
- Large formal lounge
- Kitchen/meals area with updated cooking appliances
- Central bathroom with separate toilet
- Separate laundry
- Electric heating
- Timber floorboards and brand-new carpet throughout
- Brand new blinds/curtains



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