



### 3 Murchison Court WERRIBEE VIC

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Coupling a joyous array of features, appointments, size and a brilliant location, this superb opportunity offers you an ideal live in or investment option. Starting with its private court location and situated on a generous allotment of 618 M2 (approx.), the location will have you within easy reach to the Werribee CBD, a fine selection of primary and secondary schools, the Werribee Train, Station, parklands, bus services and Pacific Werribee Shopping Centre.

**Building Size** : 20 sqm  
**Land Size** : 618 sqm  
**View** : <https://www.ypa.com.au/7361132>

The well-designed floor plan entails a formal lounge and dining room, with a central renovated vinyl wrap kitchen featuring upgraded appliances and water filter with an abundance of cabinet storage. An adjoining meals and second family room is ideal for the growing family, while the three bedrooms comprise individual robes all serviced by a renovated central bathroom with central heating and evaporative cooling featuring throughout. Outdoors, the