



## 74 Parramatta Road WERRIBEE VIC

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A fantastic opportunity with endless potential in a very central location, offering three bedrooms plus study area, master with an en suite with built in robes, other two bedrooms is serviced by a central bathroom.

**Building Size** : 18 sqm  
**Land Size** : 622 sqm  
**View** : <https://www.ypa.com.au/7361157>

You will feel at home when you enter, with a spacious lounge room containing a solid fuel fire place leading through to a kitchen with gas cooking appliances adjoining a large meals area with the potential room for a second living area.

Extras include ducted heating, evaporative ducted cooling, wall air conditioner, three car undercover or entertainment area and a bonus dual access to a good sized backyard for a caravan-boat-trailer.

All this on a huge approx. 622m2 allotment and positioned