



## 2/22 Mambourin Street WERRIBEE VIC

2 1 1

If you are looking for that special place in a central Werribee location, this is it! Offering ease and convenience, this unit is the perfect start for any first home buyer or investor. The home ticks all the boxes, and is in close proximity to Werribees CBD, Werribee Train Station, Primary & Secondary schools, Local shops, Riverside walking trails and within easy access to the Freeway. The home is sure to impress, and is an affordable investment that offers:

**Building Size** : 9 sqm  
**Land Size** : 131 sqm  
**View** : <https://www.ypa.com.au/7361163>

- Two spacious bedrooms with built in robes
- Central bathroom
- Kitchen and meals area
- Large living area upon entrance
- Single garage

Securely leased until 13/12/18 for \$1151 per calendar month



**Mitch Smit**  
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