



## 13 Willow Street WERRIBEE VIC

3 1 2

Well-appointed and situated on a sizable 557m<sup>2</sup> (approx.) allotment and located in close proximity to local amenities is this unmissable opportunity for first home buyers and those looking to add to their investment portfolio. The residence itself has a warm homely feel that is hard to come by, offered for the first time to the market and cared for its whole life this is not one to miss. Features include traditional L shaped lounge, evaporative air conditioning, sub division potential (STCA), well-lit and equipped kitchen and updated flooring. The home also consists 3 generous sized bedrooms, all of which include built in robes. Stepping outside you are greeted to a spacious pergola area/ carport accompanied by a generous backyard representing a blank canvas to create your ideal garden or develop in future. With an abundance of space your imagination is the limit!

**Building Size** : 14 sqm  
**Land Size** : 560 sqm  
**View** : <https://www.ypa.com.au/7361377>