



## 13 Kiely Avenue WERRIBEE VIC

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Located on the popular South side of Werribee and within a short walk or 2 minute drive to Werribee CBD with Restaurants, Cafes and Shops (1.6km) sits this fantastic opportunity. Positioned on an allotment of approximately 574sqm offering a great opportunity for first home owners or investors looking to expand their portfolio with potential for future redevelopment/subdivision (STCA).

**Land Size** : 574 sqm

**View** : <https://www.ypa.com.au/7361379>

With Werribee train station only 2.1km away and local amenities in every direction such as reputable schools both primary and secondary and freeway access just around the corner this home simply ticks all the boxes. The property itself offers;



**Mitch Smit**  
0450 913 513

- Three bedrooms
- Large open Kitchen/Meals area
- Separate lounge room
- Central bathroom