



## 3/99 Thames Boulevard WERRIBEE VIC

2 1 1

Superbly located is this well maintained and well-loved 2 bedroom home. Built way ahead of its competition is this rare opportunity to secure the perfect low maintenance lifestyle property, suited to a first home buyer, investor or elderly looking for a convenient location walking distance to the Werribee River, local milk bar and all amenities. A comfortable floor plan with separate lounge at the front, central bathroom and uniquely finished with 9ft ceilings, real timber floors, ducted heating, ducted refrigerated cooling, security system and automated garage. Outside enjoy the low maintenance courtyard and the added benefits of higher than normal colour bond fences.

A wonderful low maintenance property located walking distance to multiple schools and the Werribee river making this the ultimate investment property or those seeking lifestyle.

**Building Size** : 10 sqm  
**Land Size** : 201 sqm  
**View** : <https://www.ypa.com.au/7361392>



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