



## 44 Weeden Drive WERRIBEE VIC

3 1 2

Perfectly positioned with the Werribee river and walking tracks at the end of the street this home is also walking distance to public transport, shops and a short walk or drive Presidents Park playground, child care centres and schools.

First home buyers and investors take note of this magnificent home with renovated kitchen and bathroom, formal/informal living zones and much more..

**Building Size** : 16 sqm  
**Land Size** : 530 sqm  
**View** : <https://www.ypa.com.au/7361397>

- Updated kitchen with Granit bench tops
- Separate lounge room
- Spacious meals area
- 2nd living room/family room
- Central updated bathroom
- Ducted heating and split-system cooling
- Low maintenance gardens with extensive concreting



**James Antonio**  
**0401 889 248**