



## 135 Shaws Road WERRIBEE VIC

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Located in one of the most central pockets of Werribee within a short walk or 5 minute drive to Werribee CBD with Restaurants, Cafes and Shops (2km) sits this fantastic opportunity. Positioned on approximately 600sq m offering a great opportunity for first homeowners or investors looking to expand their portfolio with potential for future redevelopment/subdivision (STCA).

With Werribee train station only 1.8km away and local amenities in every direction such as reputable schools, walking/bike tracks, Sims shopping complex, Pacific Werribee approx 3.6km, Werribee river and parklands this home simply ticks all the boxes.

The property itself offers;  
Three bedrooms  
Study adjacent to one of the bedrooms

**Building Size** : 11 sqm  
**Land Size** : 600 sqm  
**View** : <https://www.ypa.com.au/7361426>



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