



## 46 Purchas Street Werribee VIC

3  2  2 

Being positioned in the heart of Werribee you are only a short 2.2km (approx.) to Pacific Werribee Shopping Centre, 2.6km (approx.) to Werribee Train Station and within close proximity to Westgrove Primary School, SIMS IGA, public transport and parks.

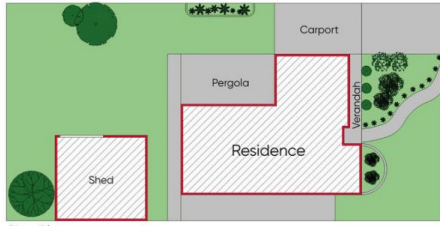
View : <https://www.ypa.com.au/7364425>

### Property Features:

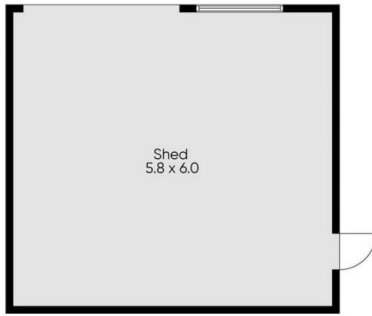
- Three generously sized bedrooms; Master features custom built walk-in robe and private en suite
- Remaining bedrooms fitted with built in robes, whilst serviced by a light-filled central bathroom w/ separate toilet
- Hostess kitchen offering ample bench and cupboard space, equipped with quality appliances
- Breakfast bar overlooks family living and adjoining meals zone
- Spacious formal lounge via entry, doubling as a formal



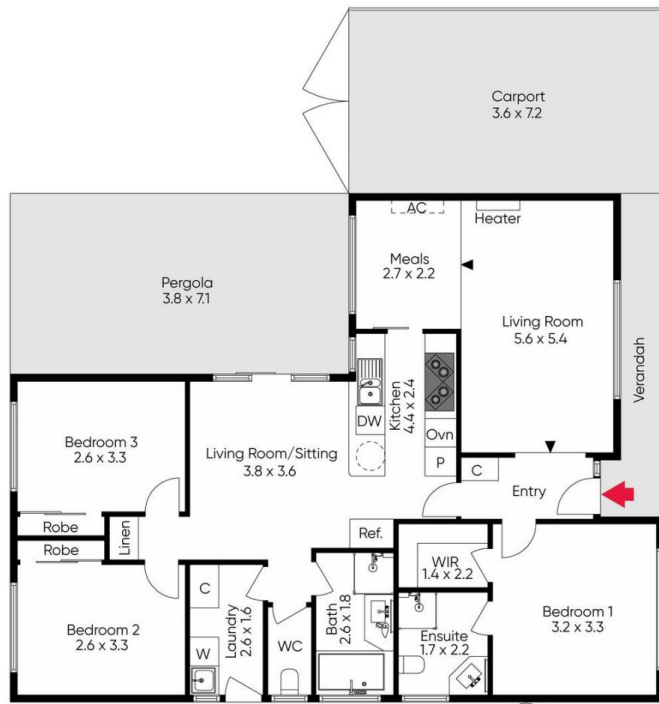
**Ali Dowling**  
0450 778 972



Site Plan



(Not In Position)



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.