

## 3/22 Mambourin Street Werribee VIC

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Positioned in a picturesque Riverside location this well-maintained home is within walking distance to Werribee River, Werribee CBD, Werribee Train Station, Café's, Restaurants, Shops and only a short drive to Freeway Access.

The location here is simply as convenient as it comes and makes the perfect first home, retirement home or even a very smart addition to your investment portfolio and within walking stance to schools & bus stops.

The home presented neat as a pin offers the next owner;

- ? Two spacious bedrooms
- ? Separate laundry with extra storage
- ? Separate bathroom
- ? Oversized lounge room upon entry
- ? Separate Kitchen/Meals area with natural lighting

**View :** <https://www.ypa.com.au/8023366>

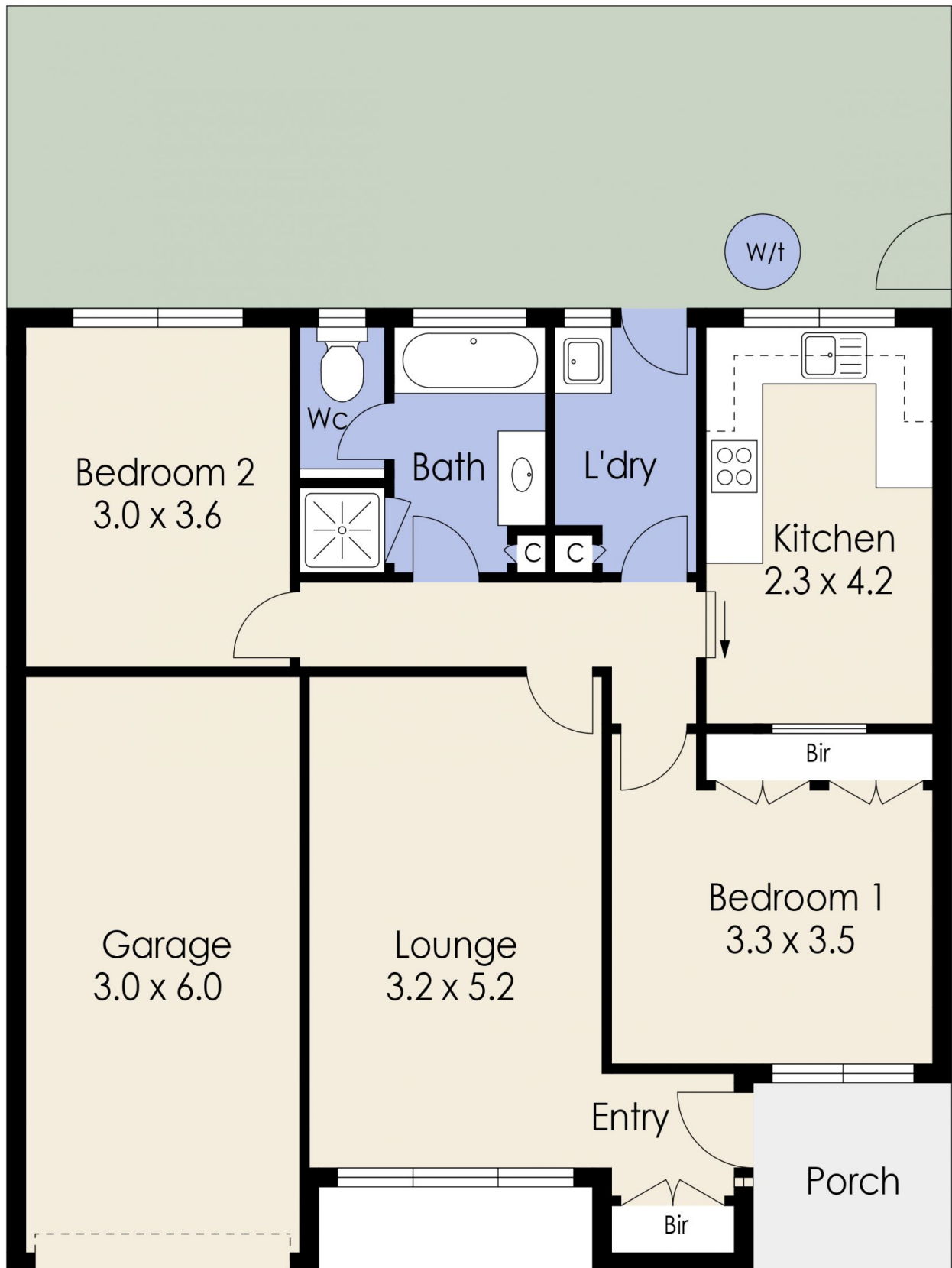


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.