



## 133 Shaws Road Werribee VIC

3  1  2 

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 627m<sup>2</sup> 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. Offering the next owners.

- ? Three generous sized bedrooms
- ? Updated central bathroom with toilet
- ? Large living and dining area at the front of the home
- ? Modern kitchen with stainless steel appliances

**Price** : \$ 520,000  
**Land Size** : 627 sqm  
**View** : <https://www.ypa.com.au/8044896>



**Mitch Smit**  
0450 913 513



**James Christou**  
0450 733 302