



**31/258 Shaws Road Werribee VIC**

**3**  **2**  **1** 

This superbly positioned and wonderfully low maintenance unit is packed with amazing features and upgrades - simply move in and enjoy! Situated within walking distance of Werribee train station, bus services, Werribee CBD, shops and medical facilities and boasting easy access to the freeway, there are very few locations as perfect as this. Offering one very lucky buyer the following features.

- ? Three bedrooms all with built in robes
- ? Master bedroom with separate ensuite
- ? Large sun filled living room
- ? Kitchen overlooking the adjacent meals area
- ? Blank canvass rear garden waiting for a buyer to make their own
- ? Single lock up garage
- ? Quality appointments include ducted heating and split system cooling

**Price** : \$ 407,000  
**Land Size** : 286 sqm  
**View** : <https://www.ypa.com.au/8044923>



**Danish Natha**  
**0405 857 895**



**Mitch Smit**  
**0450 913 513**

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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.