



**2/73-75 Rosella Avenue Werribee VIC**

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This well presented & gorgeous unit is superbly located only moments to the Werribee plaza and adjacent to parklands. Not only are you close to bus stops and other public transport but close by are some of the best schools Werribee has to offer. All this on a generous size low maintenance allotment. A great opportunity to own or invest!!

The property comes with but is not limited to  
 ? Three bedrooms with all with built in robes.  
 ? Central bathroom.  
 ? Kitchen with stainless steel oven adjoining the meals and family living arrangement.  
 ? Large backyard space  
 ? Wall heater, ceiling fan in main bedroom  
 ? Single car garage

**Price** : \$ 435,000  
**Land Size** : 207 sqm  
**View** : <https://www.ypa.com.au/8046792>



**James Christou**  
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**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.