



74 Ballan Road Werribee VIC

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Whether this be your first home or a savvy investment this immaculately presented property will tick all the boxes that you are hoping for. Positioned right in the middle of both Werribee train station & CBD as well as Wyndham Vale Train Station this home sets you right in and amongst the best amenities that Wyndham has to offer. Within walking distance, you also have Parklands, Bus Stops, reputable schools, Eagle Stadium & local shops and restaurants. Offering one lucky buyer.

Price : \$559,000 - \$599,000
Land Size : 536 sqm
View : <https://www.ypa.com.au/8119886>

- ? Four spacious sized bedrooms all with robes
- ? Master bedroom with walk in robe and ensuite
- ? Central bathroom with separate toilet
- ? Formal living upon entry
- ? Open plan kitchen, meals and living arrangement
- ? Single garage with rear roller door
- ? Covered entertaining area overlooking the large back



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This floor plan illustrates a 4-bedroom residential property. The layout includes a large front-facing living area (Living 1) and a central dining/living space (Dining/Living 2). The kitchen is equipped with a sink, stove, and refrigerator/freezer. A two-car garage is attached to the side. The bedroom wing consists of four bedrooms, each with its own wardrobe (BIR, LIN, WIR). The bathroom (Bath) and a separate toilet (WC) are located near the rear of the house. A linen closet (LIN) and a laundry area (WM L'dry) are also present. The property features a shed at the rear and a clothes line for outdoor drying.

Room	Dimensions
Bedroom 1	4.1 x 3.7m
Bedroom 2	3.0 x 2.6m
Bedroom 3	3.0 x 2.6m
Bedroom 4	3.3 x 3.3m
Bath	3.0 x 1.8m
WC	-
WM L'dry	2.1 x 1.7m
Dining/Living 2	3.3 x 7.9m
Living 1	4.5 x 4.0m
Kitchen	3.4 x 2.3m
Garage	3.0 x 6.3m
Shed	-

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.