



## 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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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.