









## 20 Edgar Street Werribee VIC

Nestled on a generous 558m² (approx.) block in one of Werribee's most sought-after streets, this updated family home is ideally positioned close to every convenience. Reputable schools, public transport, Werribee's vibrant CBD with cafes, shops, and restaurants, the train station, and scenic bike trails along the Werribee River are all just minutes away. Perfect for first-home buyers and investors, this property offers both prime location and a wealth of features inside and out.

Key Features:

- ? Four spacious bedrooms
- ? Two separate bathrooms and toilets
- ? A large living room with a near new freestanding wood heater
- ? Renovated kitchen with ample storage, new appliances and dishwasher overlooking the meals area
- ? Outdoor entertaining area with views of a beautifully

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Price : Private Sale | \$600,000 - \$660,000

Land Size: 558 sqm

View: https://www.ypa.com.au/8182640



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## 20 Edgar Street, WERRIBEE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any othei items are approximate and no responsibility is taken for any error, omission, or mis-tatement. 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.