



## 5 Squatter Court WERRIBEE VIC

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Take a walk across the road to Sims shopping complex, bus stop right at your doorstep to Werribee Plaza, walking distance to schools and Werribee train station, this is the perfect first home or investment opportunity!

**Building Size** : 16 sqm  
**Land Size** : 531 sqm  
**View** : <https://www.ypa.com.au/7359973>

Presenting four fitted bedrooms, main with a spa en-suite and walk in robe, spacious lounge room, tiled meals area, neat kitchen with gas cooking, and abundance of cupboard space and a small pergola ideal for the outdoor setting/BBQ area.

Appointments include ducted heating, alarm system, dishwasher, double carport with extra car parking space and a good sized back yard with matured landscaped gardens.

Take advantage of this fantastic opportunity and secure