



## 55 Church Street WERRIBEE VIC

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A rare opportunity has presented itself to buy in a superb position on a budget within easy reach to the Werribee CBD main shopping precinct, train station and schools.

Offering a functional floor plan containing 3 bedrooms with generous size robes, large formal lounge with fireplace that flows through to an updated kitchen meals with ample cupboards and gas appliances. Additional features include segregated bathroom and separate toilet, gas ducted heating, split system air conditioning all this on a good sized allotment, making it the ideal first home or solid investment to add to the portfolio.

A great opportunity for a shrewd buyer.  
(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

At YPA Estate Agents 'our service will move you'

**Building Size** : 15 sqm  
**Land Size** : 602 sqm  
**View** : <https://www.ypa.com.au/7360001>