



4/22 Mambourin Street WERRIBEE VIC

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This two bedroom unit includes a central bathroom with separate toilet, combined kitchen/meals/living area, and Split System heating and cooling to keep you comfortable year round. The backyard offers a decent size courtyard setting for outdoor entertainment and a single lock up garage.

This conveniently located unit is within walking distance to Werribee CBD and Railway Station. The property provides you with simplicity and another option to add to your investment portfolio. Securely leased for two years, returning approximately \$12,000 per annum.

Call to inspect today!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

At YPA Estate Agents 'our service will move you'

Building Size : 11 sqm

Land Size : 166 sqm

View : <https://www.ypa.com.au/7360022>



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