



## 16 Railway Avenue WERRIBEE VIC

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An outstanding opportunity awaits with this solidly built home positioned perfectly within minutes walking distance to Werribee train station, Werribee CBD, cafes, restaurants and shops and easy freeway access nearby.

**Building Size** : 15 sqm  
**Land Size** : 697 sqm  
**View** : <https://www.ypa.com.au/7360066>

Move in and enjoy this lovely property or develop the potential (subject to council approval) with no covenants and a whopping approx. 697m<sup>2</sup> of land.

Terracotta tiles, extra high ceilings, two extra-large bedrooms, formal lounge room, neat kitchen with gas cooking and a meals area, central bathroom and a small sun room/study area.

Appointments include; original Tasmanian oak polished timber floors, gas heating, split system air conditioning, 2 toilets and a single lock up garage.