



## 92 Latham Street WERRIBEE VIC

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A lovely establishment on offer in a sought after location with Pacific Werribee shopping centre just a few minutes' drive and all only minutes away the renowned Bethany Primary school, Westgrove Primary, public transport, Werribee River bike trails, walking tracks and much more.

**Building Size** : 21 sqm  
**Land Size** : 567 sqm  
**View** : <https://www.ypa.com.au/7360475>

Three fitted bedrooms, master with en suite and WIR  
Spacious formal lounge leading through to a tiled meals area

A large rumpus or family room with floating floorboards  
Central bathroom  
Modern laminate kitchen with gas cooking and dishwasher  
Ducted heating, down lights, split system air conditioning  
Alarm system

Surprisingly 2 fantastic pergola/entertainment areas  
An oversized double remote garage with access to the rear

Gated side access