



## 4 Yarra Street WERRIBEE VIC

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Located in a convenient central Werribee pocket nearby to reputable schools, parklands, local shops and a short walk to the beautiful Werribee River walking tracks is this perfect low maintenance home. If convenience is what you are looking for then this will surely tick all the boxes as you have Pacific Werribee Shopping Centre 4 mins away (approx..) and Werribee Railway Station 7 mins away (approx..) you are smack bang in the heart of Werribee! On a spacious allotment of approximately 538 sq m the home provides:

**Building Size** : 13 sqm  
**Land Size** : 538 sqm  
**View** : <https://www.ypa.com.au/7361101>

- Three fitted bedrooms
- Separate lounge room
- Kitchen/meals area
- Gas cooktop, electric oven and loads of cupboard space
- Ducted heating, evaporative cooling & ceiling fans
- Floating floorboards and carpet throughout
- Beautifully landscaped gardens, front and back



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