



## 2 Glamorgan Avenue WERRIBEE VIC

3  1  1 

The dream opportunity for first home buyers, astute investors to secure this solid three-bedroom home set in a superb location and a corner site ideal for future development (subject to council approval).

**Building Size** : 13 sqm  
**Land Size** : 528 sqm  
**View** : <https://www.ypa.com.au/7361166>

Freshly painted throughout, hostess kitchen with gas cooking and plenty of cupboard space, three bedrooms all with built in robes, central bathroom, beautiful polished timber floorboards throughout the home, large separate lounge, ducted heating and split system air conditioning.

Outside a small pergola/BBQ area, heaps of room for the kids to play on the lawn area, a colorbond garage/powerd workshop and multiple garden sheds.

The location is spot on, the amazing Eagle Basketball Stadium within minutes walk, shops, Manorvale primary