



38 Golden Avenue WERRIBEE VIC

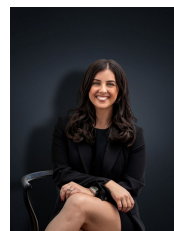
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With so much to see this home is in an unprecedented position, directly across from the tranquil Werribee River with walking tracks and offers unrestricted views. Only 3 minutes to Werribee CBD & Railway station and 7 minutes to Pacific Werribee this position is any savvy investors dream! With potential for future development due to its corner position this home has so many versatile options for the next owner.

Situated on approximately 510 sq m the home offers:

- Three large bedrooms with built in robes
- Central bathroom
- Formal lounge
- Spacious kitchen and meals area with gas cooking appliances and loads of cupboard space
- Double garage (accessible from Leigh Street)
- Ducted heating

Building Size : 15 sqm
Land Size : 510 sqm
View : <https://www.ypa.com.au/7361209>



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