

## 16 Grampians Avenue Werribee VIC

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It is certainly a once in a lifetime opportunity for anyone who is looking to save the headaches of building or just simply looking for a home where everything has been done if that is you, then this is your dream come true.

Situated in close proximity to Werribee CBD with Restaurants, Shops, Cafes and reputable schools such as Werribee Secondary school, River walk primary school, you are minutes from all amenities! With close access to the Princes Freeway and Riverwalk water park this home is perfect for the growing family or those that need access to Melbourne CBD within approx. 35km.

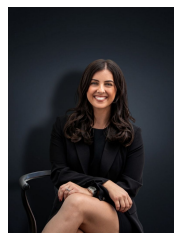
Approx.25 squares of this family friendly home boast all the bells and whistles and will save the hassle of building!

This opulent home offers.

**Price** : \$ 578,000

**Land Size** : 392 sqm

**View** : <https://www.ypa.com.au/7361455>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

GARAGE	-	30m <sup>2</sup>
RESIDENCE	-	163m <sup>2</sup>
TOTAL AREA	-	165m <sup>2</sup>

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