



## 9 Colorado Court Werribee VIC

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Nestled within a quiet court location, this family home is steeped in modern and luxury flair. If you're looking for something chic yet contemporary, then this one's for you! Embrace the convenience of this location Only a short walk to reputable primary / secondary schools, childcare centres, sporting facilities, Pacific Werribee, Werribee's CBD & Train Station in addition to having multiple bus stops nearby. With the property securely leased until August it also makes for a fantastic investment opportunity with all the hard work already done.

This beautifully renovated property offers the next lucky owners the following:

- ? Light filled Master bedroom with walk in wardrobe
- ? Remaining two bedrooms tailored with double built in robes
- ? All bedrooms are serviced by a main central bathroom w/

**Price** : \$ 495,000  
**Building Size** : 120.64 sqm  
**Land Size** : 500 sqm  
**View** : <https://www.ypa.com.au/7361753>



**Mitch Smit**  
0450 913 513



FLOOR PLAN IS PROVIDED AS INDICATIVE LAYOUT ONLY, MEASUREMENTS ARE NOT AVAILABLE, FLOORPLAN IS NOT TO SCALE.  
NO GUARANTEES PROVIDED ON ACCURACY

9 Colorado Court, Werribee