



## 22 Queensbury Way Werribee VIC

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Positioned in a quiet and secluded location on a massive 695sq m block, This is a truly rare opportunity to own a large block of land in such a central location with an east facing entrance.

**Price** : \$ 615,000

**Land Size** : 695 sqm

**View** : <https://www.ypa.com.au/7361771>

Located within walking distance to Werribee River Bike & Walk Tracks and within close proximity to so many reputable schools, both Primary and High schools, Eagle Stadium (1.9km), Werribee CBD Shops, Public Transport, Restaurants & Cafes (3.4km), this home presents a rare opportunity for those looking to make the most of the easily accessible amenities and the best in family lifestyle!

Put simply this is a forever home and it includes;  
? Four Bedrooms (or three bedrooms with separate study)  
? Master bedroom with walk in robe and ensuite  
? Formal lounge and formal dining space or study area



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

22 Queensbury Way, Werribee