



## 93 Ballan Road Werribee VIC

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Whether this be your first home or a savvy investment this immaculately presented property will tick all the boxes that you are hoping for. Positioned right in the middle of both Werribee train station & CBD & Wyndham Vale Train Station this home sets you right in and amongst the best amenities in Wyndham. Within walking distance you also have Parklands, Bus Stops, reputable schools & local shops & restaurants.

Positioned on a spacious allotment of approximately 586 sq m there is so much to this stunning updated home on offer including;

- ? Three bedrooms with built in robes
- ? Central two-way bathroom accessible from the master
- ? Formal Lounge/Sitting area
- ? Renovated kitchen with beautiful bay window and plenty of dining space

**Land Size** : 586 sqm  
**View** : <https://www.ypa.com.au/7361804>



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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

93 Ballan Road, Werribee