



## 8 Warbler Close Werribee VIC

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Situated on a large 588m<sup>2</sup> block (approx.), this home presents a perfect opportunity for investors and first home buyers alike. With approx 3.7m side access there is potential to explore further development (STCA)

**Price** : \$ 491,000  
**Land Size** : 588 sqm  
**View** : <https://www.ypa.com.au/7361855>

Set in the heart of Werribee, a stone's throw away from some of the most desired amenities in the city of Wyndham including Pacific Werribee shopping centre, Aqua pulse, Hoppers Crossing and Werribee Train Stations, Werribee's CBD, the Mercy Hospital and the lengthy list continues. Also, in close, walking proximity to Wyndham Central College, Wyndham Park Primary, child care centres, kindergartens and public transport!



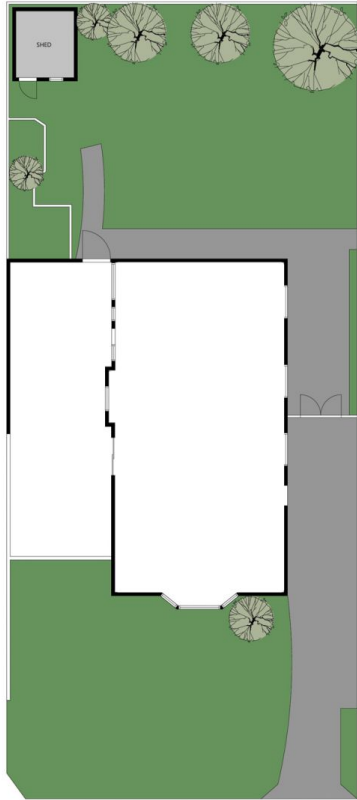
**James Antonio**  
0401 889 248



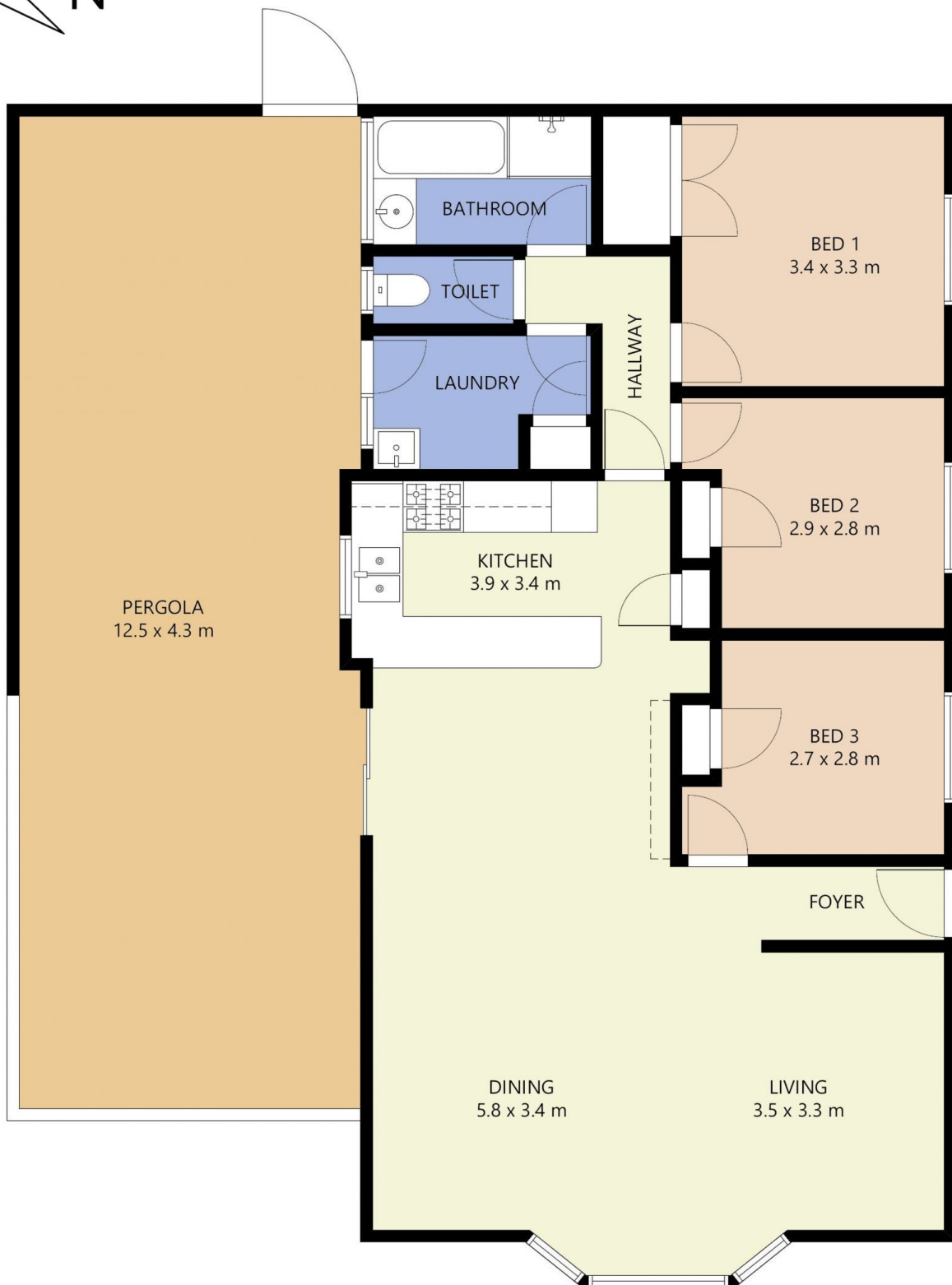
**Jarrod Loughlin**  
0405 857 895

The property itself offers;  
 ? Three bedrooms  
 ? Large open Kitchen/Meals area

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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



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