



## 36 Rosella Avenue Werribee VIC

5 2 4

Yes, you read right! Located smack bang in the centre of everything you will ever need, only a 5-minute drive in each direction you will reach either Pacific Werribee Shopping Centre or Werribee CBD with café's, restaurants & Werribee Train Station. Close by also to Freeway access, schools, local shops, parks & public transport you don't get any more centrally located than this! A large family home or perfect investment opportunity is here positioned on approximately 616 sq m with irreplaceable assets and value!

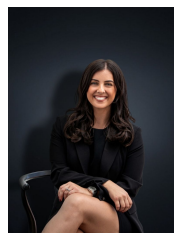
The home is immaculately presented, renovated throughout and move-in ready offering:

- ? Five large bedrooms with built in robes
- ? Master bedroom with beautiful double ensuite
- ? Separate study/Home office with external access perfect for anyone running a business from home setup

**Price** : \$ 640,000

**Land Size** : 616 sqm

**View** : <https://www.ypa.com.au/7361897>



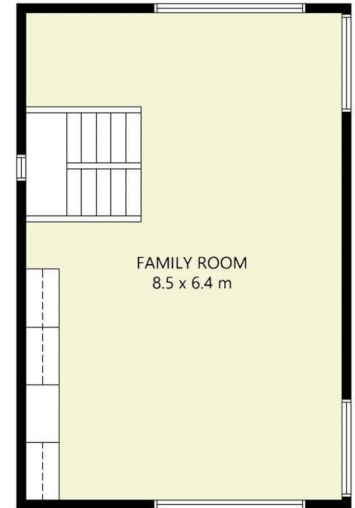
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GROUND FLOOR



FIRST FLOOR

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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