



## 12 Nunniong Street Werribee VIC

3 1 2

Set on a large 628m<sup>2</sup> (approx.) allotment of land with fantastic development/renovation potential, this well-built family home is perfectly positioned in one of the most convenient south side locations that Werribee has to offer. You will be within very close proximity to Werribee CBD which features an abundance of cafes and restaurants, have easy freeway access and be close by to Werribee train station & local bus stops. The property is also within the zoning of some of the most reputable schools that Werribee has to offer including Corpus Christi Primary, MacKillop College, Werribee Primary and Werribee Secondary College.

As a strong investment opportunity, this home not only is conveniently located but features:

- ? Three spacious fitted bedrooms
- ? Updated kitchen with freestanding oven/stove top and an

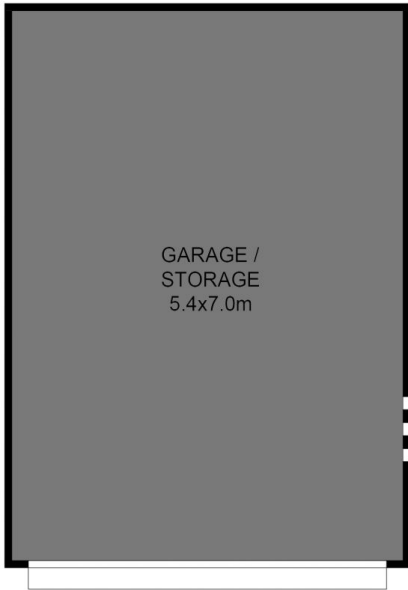
**Price** : \$ 550,000  
**Land Size** : 628 sqm  
**View** : <https://www.ypa.com.au/7361918>



**James Christou**  
0450 733 302



**Trinity Osorio Schwarz**  
0426 356 739



GARAGE /  
STORAGE  
5.4x7.0m

(NOT IN POSITION)



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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