



## 74 Latham Street Werribee VIC

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The perfect opportunity to buy quality real estate positioned right in the heart of it all.

The popular Bethany Catholic Primary just around the corner, Westgrove Primary within walking distance and Paul Sadler Swimland, public transport just seconds away, Pacific Werribee shopping centre and Tarneit West shops only a short drive, Werribee River bike trails-walking tracks all within walking distance.

A stunning 1st home, astute investment opportunity or perfect for someone looking to downsize to a low maintenance lifestyle in a very convenient location. Inspections are sure to impress!

This Property offers the next owners  
? Master Bedroom with ensuite and WIR  
? Remaining 2 spacious bedrooms with BIR

**Price** : \$ 540,000

**View** : <https://www.ypa.com.au/7361940>



**Jarrod Loughlin**  
0405 857 895



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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