



## 84 Purchas Street Werribee VIC

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FANTASTIC DEVELOPMENT OPPORTUNITY ON 1306M2 APPROX IN THE ULTIMATE LOCATION!

This is the kind of home that is always searched for but rarely found! No matter if you are looking for a house on a large block for your family, a location for your business or even a chance to develop this is the property for you! Positioned in the heart of Werribee and centrally located between Werribee CBD, Werribee Train Station and the Pacific Werribee Shopping Centre sits this very unique opportunity. Situated on an allotment of 1306m2 (approx.) offering a fantastic size double storey home with side access all the way down to the huge workshop at the rear of the property. Also offering a self contained 2 bedroom granny flat. Outstanding opportunity for astute investors, developers or 1st time investors wanting to start a portfolio. Develop the potential and subdivide (subject to council

**Price** : \$ 825,000

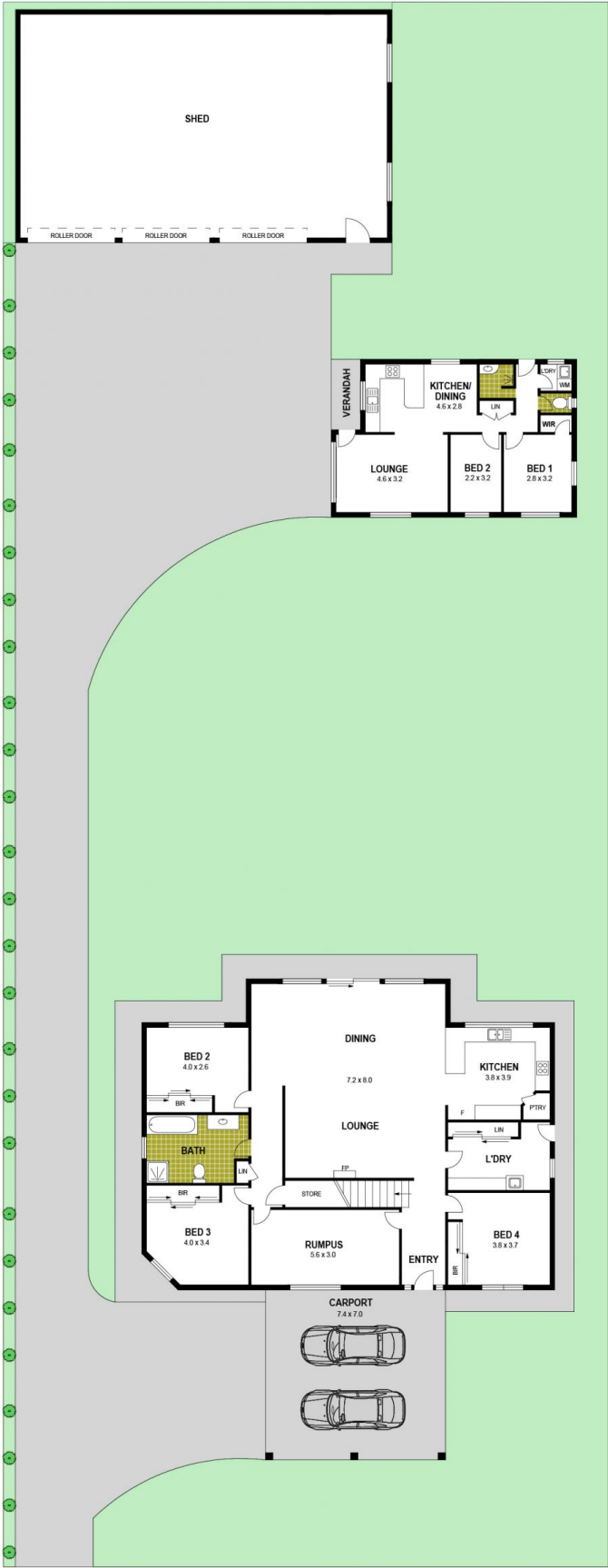
**Land Size** : 1306 sqm

**View** : <https://www.ypa.com.au/7569117>

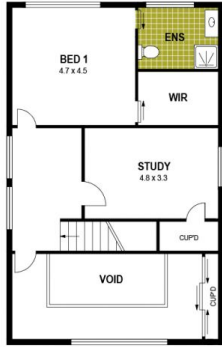


**Mitch Smit**  
0450 913 513

# 84 Purchas Street, Werribee



GROUND FLOOR



FIRST FLOOR

Disclaimer : Whilst every precaution is taken to ensure information provided regarding this property is highly accurate, the measurements are for guidance only and are not to be used for any other purpose. The agency and creators of this illustration deny responsibility for any omissions or errors contained herein, or for practices carried out with further use of these dimensions. Dimensions are taken from the structural walls in each respective room and will be taken on the longest dimension to maintain uniformity across plans.