



## 2 Kiama Road Werribee VIC

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This south side gem is conveniently positioned within walking distance to Werribee River bike trails/walking tracks, Watton Street cafes, restaurants, shops, Werribee CBD and only a 10 minute drive to Werribee South beach, Werribee open range zoo and the popular mansion. Presenting; four fitted bedrooms, two of them with a walk in robe, central modern bathroom, formal lounge and dining and a separate meals area overlooking a lovely hostess kitchen. A long list of appointments include; modern floating floor boards, stainless steel gas and electric upright stove, ducted heating, split system air conditioning, halogen lighting, zoned security system, video intercom/camera surveillance and outdoors enjoy a lovely entertainment area, double carport, oversized remote garage/powered workshop, side access and matured landscaped gardens. This is a stunningly presented property from front to back that needs absolutely nothing, turn the keys kick your feet

**Price** : \$ 685,000  
**Building Size** : 143 sqm  
**Land Size** : 637 sqm  
**View** : <https://www.ypa.com.au/7882983>

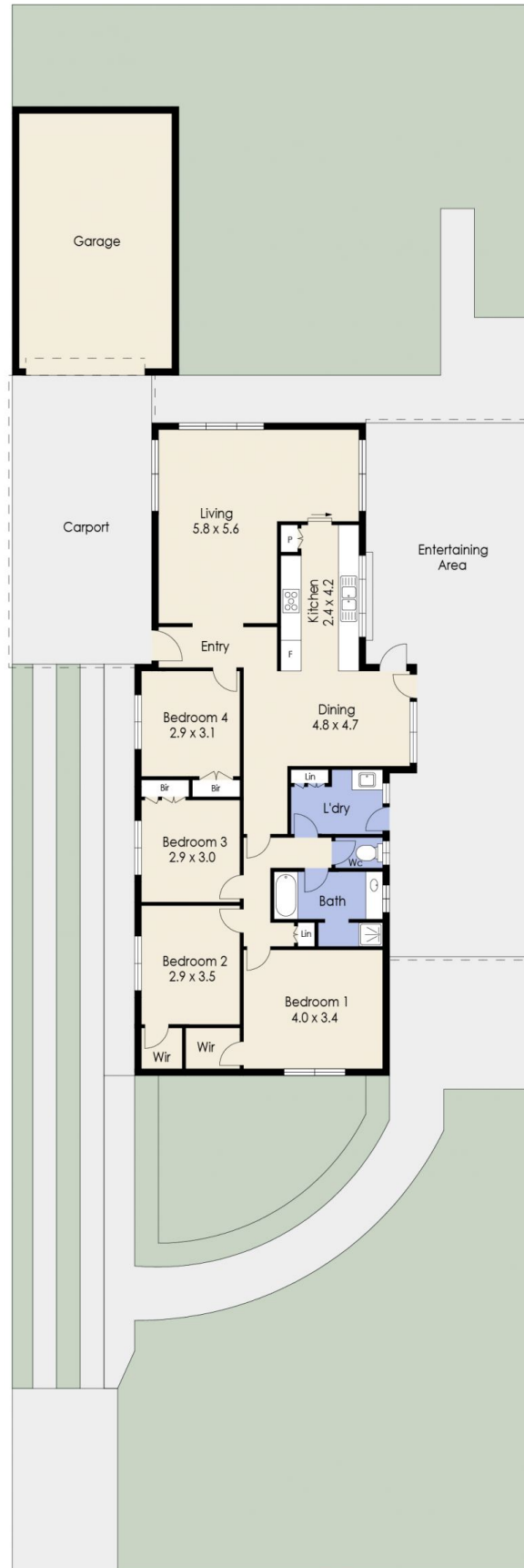


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.