



## 8 Flax Court Werribee VIC

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Whether you are looking for your first home or next blue-chip investment this unique location offers an exceptional opportunity backing onto the Werribee River.

This solid 3-bedroom family home boast big living spaces, polished timber floors, a well-maintained kitchen and bathroom and great sized backyard.

Nestled in a tranquil court setting, enjoy easy access to Watton Street and the abundant walking tracks and bike trails tracing along the Werribee River's edge.

On just over 450m2 there are endorsed plans and permits stamped for two spacious 19sq townhouses for those looking to capitalise on the location and either build now or in years to come.

**Price** : \$500,000 - \$550,000  
**Building Size** : 121 sqm  
**Land Size** : 454 sqm  
**View** : <https://www.ypa.com.au/7954129>



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# 8 Flax Court, WERRIBEE



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