



## 65 Edwards Road Werribee VIC

3  2  2 

YPA Wyndham City proudly presents a unique opportunity to secure this spacious 3-bedroom family home, positioned on an exceptionally rare 803m<sup>2</sup> approx. allotment. Boasting an impressive frontage of over 18m, this property is ideal for those seeking to renovate, extend, or envision their dream home from the ground up in the future.

Comprising 3 bedrooms, 2 bathrooms, 2 living spaces, and an expansive backyard perfect for children to explore and play, this residence offers ample space and potential for comfortable family living.

Situated in the highly desirable southside pocket, enjoy the convenience of easy freeway access to Melbourne CBD and Geelong, a selected of sought after schools including both Werribee Primary and Secondary school and Watton's Streets many cafes and restaurants making everyday living

**Price** : \$ 740,000  
**Land Size** : 803 sqm  
**View** : <https://www.ypa.com.au/7957973>



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**Dane Bouch**  
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# 65 Edward's Street, WERRIBEE



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.