



## 2/4 Rowes Road Werribee VIC

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If you are looking for that special place in a central Werribee location, this is it! Offering ease and convenience, this unit is the perfect start for any first home buyer, downsizing in retirement or investor looking to add to their portfolio. The home literally ticks all the boxes and is in close proximity to Werribee's CBD, Werribee train station, Primary & Secondary schools, local shops, riverside walking trails and within easy access to the freeway. In a quite pocket of CBD, the home which is sure to impress offers the next lucky owner the following.

- ? Two bedrooms both with built in wardrobes
- ? Bathroom with separate toilet
- ? Open plan living arrangement
- ? Central kitchen with stainless steel appliances overlooking the meals and living area
- ? Small low maintenance rear garden
- ? Single garage

**Price** : \$399,000 - \$438,000  
**Land Size** : 258 sqm  
**View** : <https://www.ypa.com.au/7974097>

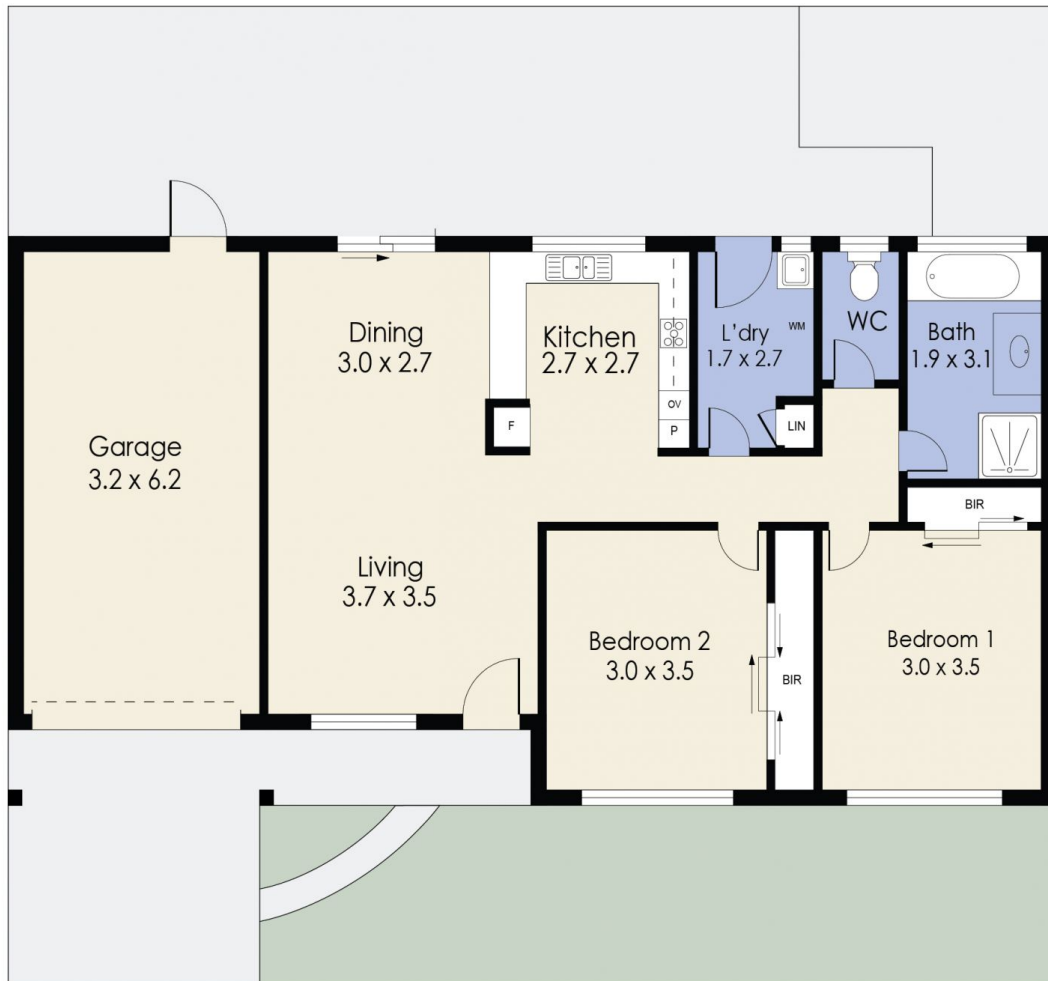


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.