

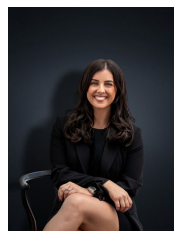


18 High Street Werribee VIC

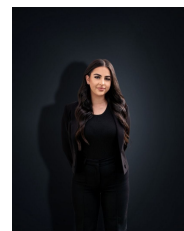
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This brilliant investment opportunity offers different angles of potential. With long term investing in mind you are offered a rare plot of land, approximately 690 sq m in total and a long term renter in place. With development potential (STCA) already being done at neighbouring homes this is a safe investment. Thinking of renovating and making your dream home? The home has so much character from the façade to the decorative ceilings and cornicing throughout, including the original Art Deco inspired kitchen. Located within walking distance to Public Transport, Werribee Train Station & Werribee CBD and also within a short drive to freeway access the location here is prime!

Price : \$ 550,000
Land Size : 690 sqm
View : <https://www.ypa.com.au/7999790>



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Currently offering:

? Three bedrooms

This floor plan shows a 3-bedroom house with a garage and two sheds. The layout includes:

- Garage:** Attached to the front left of the house.
- Sheds:** Two sheds are located at the rear of the property, one on the left and one on the right.
- Living Areas:**
 - Living 1:** 5.0 x 4.0m, featuring an A/C unit and access to the front garden.
 - Living 2:** 4.5 x 3.5m, located at the rear of the house.
- Kitchen:** 6.0 x 2.9m, equipped with a stove (F) and a sink.
- Bedrooms:**
 - Bedroom 1:** 4.1 x 3.5m, located at the front right.
 - Bedroom 2:** 3.2 x 3.4m, located in the middle right.
 - Bedroom 3:** 2.0 x 3.5m, located at the rear right.
- Bathroom:** 1.9 x 2.1m, located between Bedroom 2 and Bedroom 3.
- Laundry:** L'dry 1.9 x 2.1m, located between the Kitchen and Bedroom 3.
- Other Features:**
 - Lin:** Linen closet (LIN) located near the Living 1 area.
 - Bir:** Built-in wardrobe (BIR) located in Bedroom 1 and Bedroom 2.
 - WC:** A separate toilet (WC) located near the rear shed.
 - Clothes Line:** Located at the rear of the property.

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.