



## 8 Bower Drive Werribee VIC

3 1 2

Positioned in the heart of Werribee, and within close proximity to the Werribee Train Station (9 minute drive, approx. 3.8km), reputable schools, Pacific Werribee (3 minute drive, approx. 1.7km) and other amenities Werribee has to offer. This bricked home offers a fantastic opportunity for every buyer in the market. Situated on a generous sized allotment of approximately 633m<sup>2</sup> with the potential to simply add a granny flat/dwelling or subdivide (STCA). This three bedroom home is sure to attract savvy investors as well as first home buyers looking at entering the market. Offering the next buyer.

**Price** : \$ 540,000  
**Land Size** : 633 sqm  
**View** : <https://www.ypa.com.au/8126771>



**Mitch Smit**  
0450 913 513



**Dane Bouch**  
0499 655 382

- ? Three bedrooms all with fitted wardrobes
- ? Central bathroom with separate toilet
- ? Large living room upon entering the home
- ? Spacious kitchen with plenty of bench and storage space
- ? Open plan kitchen and meals arrangement

# 8 Bower Drive, 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.