



2/40 Goegan Street Werribee VIC

3  **1**  **2** 

What an amazing opportunity to secure blue chip real estate, positioned perfectly on the south side of Werribee. Within walking distance to the Werribee CBD with access to all its shops, cafes, restaurants and Werribee Train Station. As well as easy access to the most reputable schools both Primary and Secondary. Being a short drive, the freeway access presents this as an exciting opportunity for families, downsizers, or savvy investors alike. Some of the quality features include but are not limited to.

Price : \$ 560,000
Land Size : 427 sqm
View : <https://www.ypa.com.au/8517497>

- ? Three bedrooms all with built in robes
- ? Central bathroom with separate toilet
- ? Large living room with cathedral style ceilings allowing plenty of natural light to flood in
- ? Spacious kitchen overlooking the meals area
- ? Large well-maintained rear garden with an abundance of



Mitch Smit
0450 913 513



Dane Bouch
0499 655 382

2/40 Goegan 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.