

## 36 England Street Werribee VIC

3 1 2

Situated in the ever so popular Kings Leigh Estate of Werribee sits this fantastic property, ready for the new owner to enjoy! Located in a central pocket within minutes to Freeway access to reach Melbourne CBD within 30km. Close by to public transport and approximately 3km to Werribee CBD & Railway Station with Restaurants, Café's, Shops & Parklands all within walking distance. Securely leased until September 2026. Positioned in the up & coming Kings Leigh estate of Werribee this near new vibrant home offers its next owner.

**Price** : \$ 495,000

**View** : <https://www.ypa.com.au/8524871>



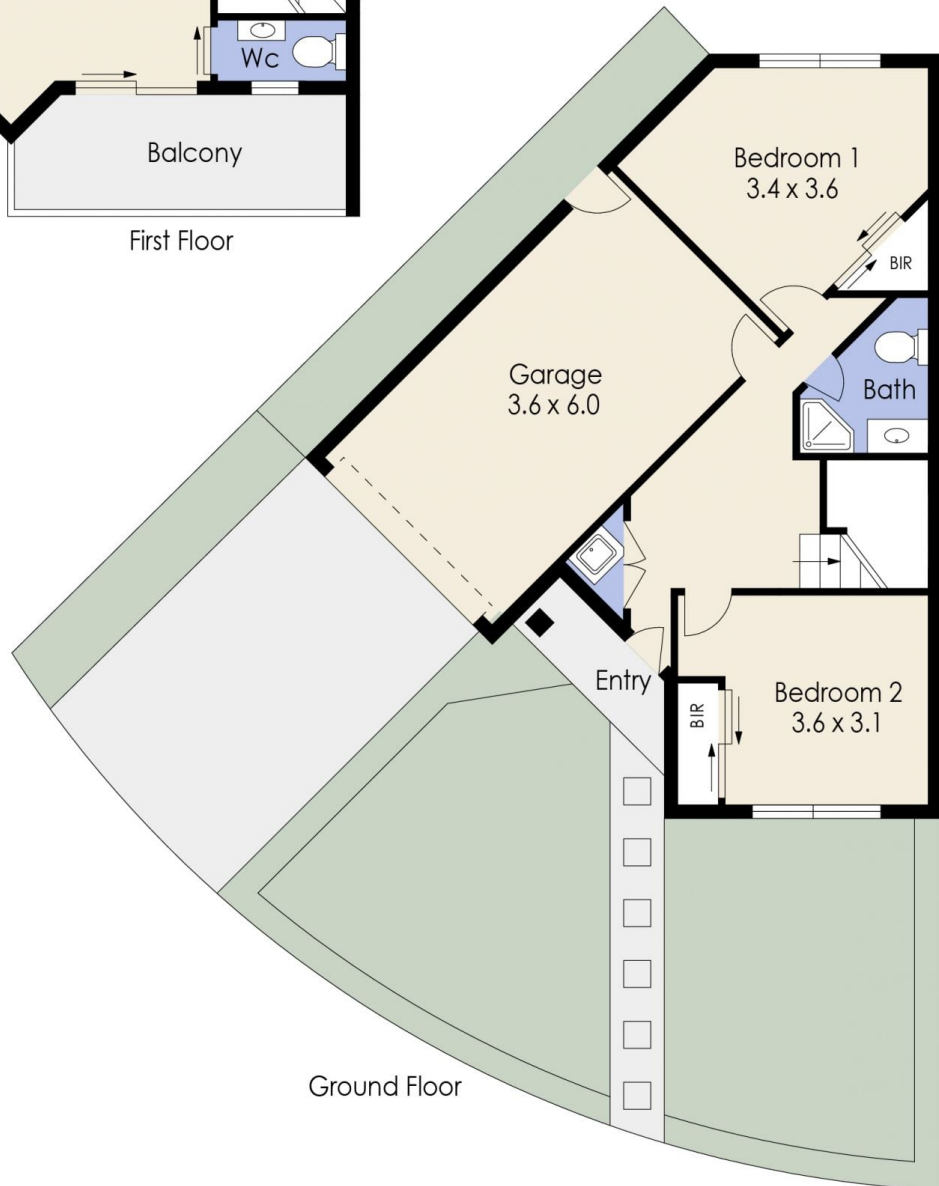
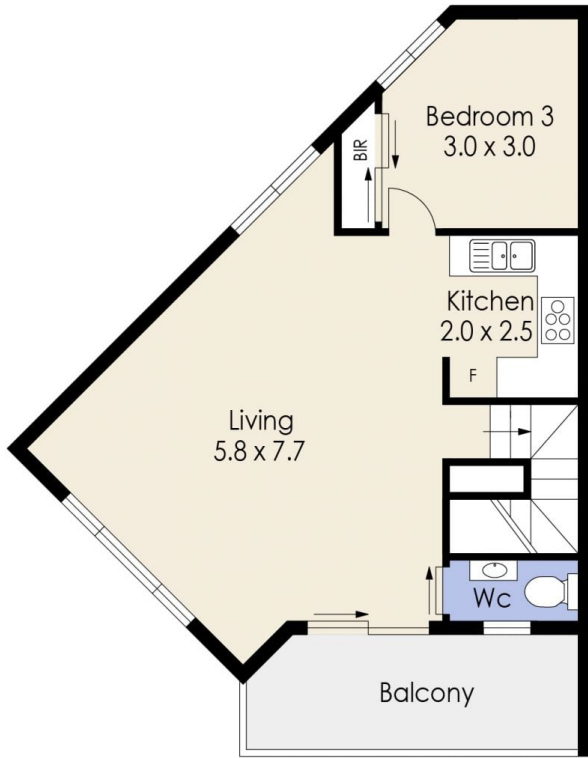
**Mitch Smit**  
0450 913 513



**Dane Bouch**  
0499 655 382

- ? Three bedrooms all with robes
- ? Two bedrooms situated on the bottom level serviced by a central bathroom
- ? Large open plan living with plenty of natural light
- ? Powder room located upstairs

# 36 England 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.