



12 Malleehen Street Werribee VIC

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Positioned in the heart of Werribee, and within close proximity to the Werribee Train Station (approx. 3km), reputable schools, Pacific Werribee (approx. 1.6km) and other amenities Werribee has to offer sits this fantastic opportunity for every buyer in the market. Situated on a generous corner allotment of approximately 631m², a fantastic opportunity to subdivide (STCA), this home is sure to attract savvy investors and first home buyers looking at entering the market. Offering the next lucky owner.

Price : \$ 605,000
Land Size : 631 sqm
View : <https://www.ypa.com.au/8558549>

- ? Three bedrooms all with built in robes
- ? Central bathroom with separate toilet
- ? Large L shape living room equipped with split system heating and cooling
- ? Galley style kitchen with plenty of storage space overlooking the meals area
- ? Secondary living area with access through to the outdoor



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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 item are approximate and no responsibility is taken for any error, omission, or misstatement. 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.