



## 87 Thames Boulevard Werribee VIC

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Positioned in a convenient pocket of Werribee, 87 Thames Boulevard offers a freshly updated home with flexibility, comfort and great potential. Set on approximately 436sqm, the home features two bedrooms, a generous rear open-plan living area and a separate front living space that could also be used as a potential third bedroom, home office or second sitting area.

The home has been freshly painted and updated with a renovated kitchen, renovated bathroom, new carpets and new blinds, giving buyers the benefit of moving straight in without needing to do the major work. The master bedroom includes a walk-in robe and direct bathroom access, while the second bedroom includes a built-in robe. Outside, the property offers a spacious yard area, full laundry, separate toilet and a single garage, making it a practical option for first-home buyers, downsizers and investors.

**Price** : Private Sale | \$580,000 - \$620,000  
**Land Size** : 437 sqm  
**View** : <https://www.ypa.com.au/8704110>

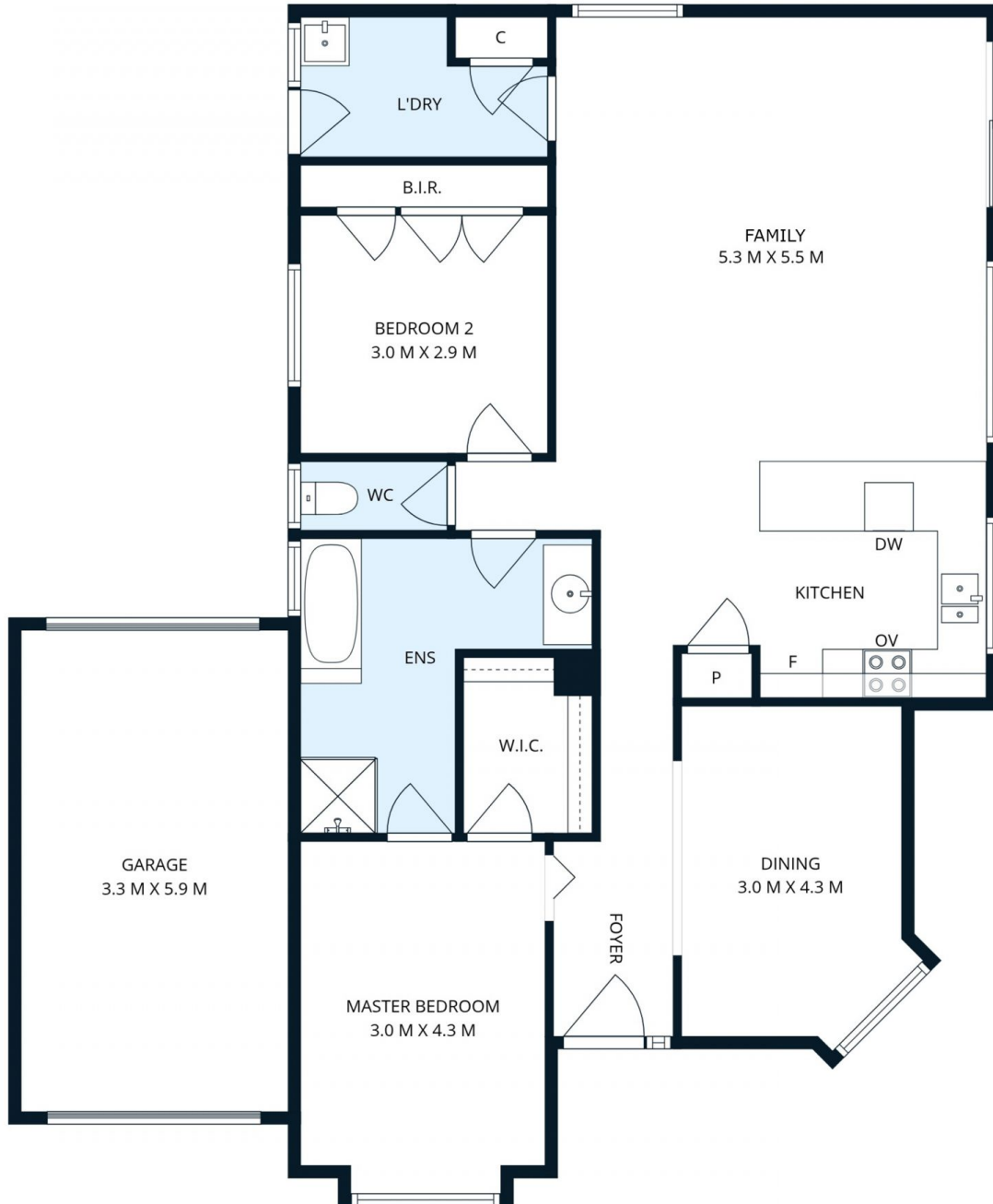


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# 87 THAMES BLVD, WERRIBEE



 436 sqm

 2 Bed

 1 Bath

 1 Car

**DISCLAIMER :** PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIE