

# 1/10 Cambridge Crescent, Werribee, Vic 3030



## Unit For Sale

Friday, 17 May 2024

1/10 Cambridge Crescent, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 366 m2**

**Type: Unit**



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Kapil Taak  
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**\$425,000 - \$445,000**

Less than three km from Werribee CBD, within walking distance to various popular schools in the area whilst being on the doorstep of Eagle Stadium and the Werribee Racecourse. This wonderful opportunity is just perfect for those looking to enter the marketplace or invest with strong returns on offer in a highly desirable location. Comprising three sizeable bedrooms, master with full ensuite and split system A/C reverse cycle, whilst the remaining bedrooms both have BIR's and ceiling fans. The living areas are spacious consisting of a large L-shaped formal lounge/dining and a galley style kitchen adjoining the 2nd living area. Appointments include stunning hardwood floors, heating/cooling, updated wet areas and a very large all-weather entertainment area for those fun times with family and friends. Currently leased until August 2024, the options are there to nest or invest – the choice is yours.