

**1/14 Kiely Avenue, Werribee, Vic 3030**



**Sold Unit**

Tuesday, 27 February 2024

1/14 Kiely Avenue, Werribee, Vic 3030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 304 m2**

**Type: Unit**



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**\$460,000**

Nestled in the highly sought-after south side of Werribee, this charming two-bedroom home is a true gem. Featuring built-in robes and a centralised bathroom with a separate bath, it's sure to satisfy all your needs. As you step inside, you're greeted by the stunning concrete/stone flooring throughout, creating a seamless flow into the light-filled open plan living area. The well-appointed kitchen boasts stainless-steel appliances, a dishwasher, ample cupboard space, and generous bench space, seamlessly connecting to the dining/meals area. Outside, you'll find an inviting undercover pergola surrounded by low-maintenance gardens and a convenient storage shed. Additional features include ducted heating and evaporative cooling for year-round comfort, along with a single lock-up garage with internal access. Situated close to MacKillop College, Werribee Secondary School, Werribee Primary School, freeway access, Soldiers Reserve and Parklands, Werribee River, Watton Street CBD (caf precinct), and the train station, this property offers convenience at every turn. This unit is positioned on an impressive 304sqm (approx.) allotment, this property presents a fantastic opportunity as an investment. Don't miss out on making this your ideal first home or investment property.