

112 Shaws Road, Werribee, Vic 3030



House For Sale

Thursday, 4 April 2024

112 Shaws Road, Werribee, Vic 3030

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 542 m2

Type: House



Vik Monga



Bhupendra Bobby Singh
0477194342

\$400,000 - \$440,000

First Home or Investment!!! Potential Subdivision or Create Commercial Opportunity!!! 112 Shaws Road Werribee, VIC 3030 Reliance Real Estate proudly presents this beautiful family home, positioned within one of Werribee's most sought-after locations. This large, spacious house has plenty to offer. Set on 542 m² (approx.), and ideally suited to an investor or builders looking to capitalize on excellent rental return and the opportunity to subdivide, Childcare, Medical Centres, Townhouses, or Units shortly (STCA) - the choice is yours! Conveniently situated a mere 1.7km from Werribee Train Station and just a minute's stroll from Wyndham Central Secondary College, this property is perfectly suited for tradies or individuals with a penchant for storing boats, caravans, or other recreational equipment. The house boasts a generously sized formal lounge, offering ample space. Rental Estimate - \$450pw This is a fantastically built, well-established family home that boasts impressive street appeal whilst providing a cozy atmosphere inside. Three bedrooms and a spacious living area greet you when you first enter the home, with the kitchen and Meals area catering to all the family needs. This magnificent home also includes a wall heater, split system, undercover pergola area, side access of the home for a boat, trailer, and caravan, or potential subdivision (STCA) for Unit or Townhouse. Not to be missed is the beautifully manicured front yard and backyard. The backyard outdoor area is going to be your pride statement when you host large family and friend gatherings to party, wine, dine. Feel like you are on holiday every day. This unmatched home must be seen to be believed. It is perfectly positioned, with fantastic opportunity to live near the Werribee Town Centre, Pacific Werribee, Gyms, Restaurants, Werribee Train Station. This home will provide one lucky buyer with the opportunity to own their dream. Features of the house are: Three bedrooms Separate toilet with separate washroom Living area Separate laundry Large backyard for kids to run around Side access for potential subdivision (STCA) Rental Estimate - \$450pw Schools Zones: Westgrove Primary School Wyndham Park Primary School Werribee Primary School Location Features: 3 Minutes walk to Bus Stop - 1704 Minutes drive to Werribee Train Station 6 Minutes drive to Pacific Werribee Shopping Centre 5 Minutes drive to Werribee Town Centre 3 Minutes drive to Princess Highway This beautifully presented home ticks all the boxes and must be seen to be believed. A photo ID is a must for all inspections. DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>