

**17 Stawell Street, Werribee, Vic 3030**



**House For Sale**

Friday, 17 November 2023

**17 Stawell Street, Werribee, Vic 3030**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 771 m2**

**Type: House**



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## Expressions of Interest

Positioned within Werribee's Activity centre (Precinct 4) this property presents an excellent opportunity for savvy buyers seeking long-term gains as zoning allows for the construction of a multi-purpose residential and commercial development with a preferred building height of 8 - 18.5 (5 storeys) meters and minimal setback requirements (STCA) but also the potential of business use. Ideally located just two streets away from the bustling Synnot Street and short stroll from Werribee Station and Watton Street's many cafes, restaurants and retail outlets. The location is ideal for anyone looking for their dream home but also the prospect of huge future growth. Offering every amenity that you could possibly want and ask for, you will be located close to Wyndham Park, Werribee Outdoor Swimming Pool and Bowling Club, Werribee Racecourse, the Werribee Train Station, Eagle Gym & Basketball Stadium, Werribee River, IGA, restaurants, cafes, healthcare and a range of primary/secondary schools. Besides the development potential (STCA) that this property has to offer, it also features an impressively updated home with:

- Master bedroom with ensuite and built in robe
- Two generous bedrooms with built in robes
- Fourth bedroom or office
- Renovated kitchen with stainless steel appliances including 2 ovens.
- Connected meals area with backyard access
- Two living rooms
- 6x Split system heating and cooling units
- Central bathroom with a separate toilet
- Separate and spacious laundry
- Large outdoor patio
- Large garage (4.0mx9.0m) and lockup carport for 2 cars
- Large backyard with garden shed, vegetable patch, fruit trees

This opportunity won't last long so be quick to enquire and secure your dream in one of the finest locations Werribee has on offer. (PHOTO ID REQUIRED AT ALL INSPECTIONS) At YPA Estate Agents, our service will move you!