

**18 Deborah Street, Werribee, Vic 3030**



**House For Sale**

Thursday, 28 March 2024

**18 Deborah Street, Werribee, Vic 3030**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Karlee Chapple  
0405294516



Michelle Chick  
0416007949

**\$350,000 - \$385,000**

Calling all investors, developers, and renovators looking for their next exciting project! Situated on approximately 612 sqm, 18 Deborah Street, Werribee, is the perfect place for you. This property presents an ideal project or promising investment opportunity, boasting three bedrooms, one bathroom, and a spacious front and backyard ready for you to transform. Upon entry, you're greeted by the main living area that features lots of natural sunlight, creating a warm space. Continuing through the home, positioned to the left are three decent-sized bedrooms serviced by the main bathroom at the end of the hallway. The kitchen and meals area have a gas cooktop, oven, and ample space for enjoying meals together. Following through is the laundry and toilet, which then lead out to the backyard. It's prime location is within walking distance from Glen Devon Park and just minutes away from Werribee Centre, Werribee Train Station, Werribee Village Shopping Centre, and close proximity to a variety of education options such as Wyndham Park Primary School, Werribee Secondary College, Mackillop College, University of Melbourne, and Victoria University. By undergoing some renovation and modernization, this property presents the potential to become a highly profitable rental venture or a rewarding resale prospect. Its interior layout offers plenty of space for enhancements, empowering investors to optimize rental income or boost the property's resale price. Additionally, the spacious backyard presents myriad opportunities for outdoor upgrades, whether it's adding extra garages or workshops, or even exploring potential development possibilities (STCA), thus creating an abundance of opportunities. The continuous development, growth, and high demand in Werribee make 18 Deborah Street the perfect choice for your next project. FEATURES:- 612 sqm approx. land size- 3 bedrooms - 1 Bathroom with separate toilet - Open Plan Kitchen and Meals - Gas Cooktop - Gas Oven - Living - Laundry - Front Porch- Wall Heater in Living Room - Alarm Security System - Hardwood Floorboards