

**21 Margaret Street, Werribee, Vic 3030**

**House For Sale**

Thursday, 13 June 2024



21 Margaret Street, Werribee, Vic 3030

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 695 m2**

**Type: House**



Ryan Wallace  
0400657364



Andrew Cruickshank  
0423248703

**\$620,000**

Perfect for developers, this 697m<sup>2</sup> (approx.) block offers unlimited potential. Located in one of Werribee's most exciting growth corridors, within a 1 kilometre (approx.) radius to Werribee CBD, Werribee Train Station, Werribee Village Shopping centre, Werribee Central College and the Werribee River, it presents an excellent opportunity for subdivision (subject to council approval). The original weatherboard home provides an ideal canvas for renovators, featuring spacious rooms, wide halls, polished floorboards, a charming tin roof, and a sprawling backyard. You'll be comfortable as you work through your renovations or council applications. The home boasts a generous Master and secondary bedrooms, a large living room with a split system air conditioner and heater, a full-sized bathroom with bathtub and shower, a spacious kitchen/dining area with an upright stove/oven and rangehood, and a mudroom including a toilet and laundry. Outside, you'll find a sizable backyard ready for landscaping and a single car garage with drive-through access. Don't miss out on this opportunity to secure a prime piece of land in central Werribee!