

**2a Albatross Avenue, Werribee, Vic 3030**



**Unit For Sale**

Friday, 19 April 2024

2a Albatross Avenue, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 360 m2**

**Type: Unit**



Preeti Randhawa  
0456600910



Vik Monga

**\$375,000-\$395,000**

Reliance Real Estate Werribee present an exceptional property opportunity located at 2A Albatross Avenue, Werribee. Situated in one of the most sought-after locations in the heart of Werribee, this charming residence offers the perfect blend of convenience, comfort, and investment potential. Key Features: 3 Bedrooms, 1 Bathroom, 1 Car Accommodation: This property boasts three generously sized bedrooms, providing ample space for families, couples, or individuals seeking a comfortable living environment. With a well-appointed bathroom and convenient car accommodation, this home caters to the needs of modern lifestyles. Renovated Kitchen: The heart of this home features a beautifully renovated kitchen, offering both style and functionality. Equipped with modern appliances and ample storage space, the kitchen provides an ideal setting for culinary enthusiasts to explore their creativity. Covered Pergola: Step outside and discover the inviting covered pergola area, perfect for alfresco dining, entertaining guests, or simply relaxing in the serene outdoor ambiance. Whether you're hosting a barbecue with friends or enjoying a quiet evening under the stars, the pergola provides a versatile space for all occasions. Ideal for Investors, First Home Buyers, and Downsizers: Positioned in the hub of Werribee, this property presents a lucrative opportunity for investors, first home buyers, and downsizers alike. With its prime location and versatile layout, it offers great potential for rental income, personal residence, or downsizing to a more manageable lifestyle. Rental Estimate - \$420pw 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. This is a fantastically built, well-established family home that boasts impressive street appeal whilst providing a cozy atmosphere inside. Don't miss out on the chance to secure this fantastic property in one of Werribee's most sought-after locations. Contact Preeti Randhawa on 0456 600 910 or Vik Monga 0420 451 995 us today to obtain further information.