

3 Barwon Court, Werribee, Vic 3030



House For Sale

Wednesday, 8 May 2024

3 Barwon Court, Werribee, Vic 3030

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 642 m2

Type: House



Tony Vercher
0397423333



Michael Nolton
0397423333

\$530,000 to \$580,000

If you're looking for your first home or next clever investment, this is the one you've been waiting for! Situated on a huge 642m² (approx) allotment, move in and enjoy or invest and reap the rewards – the options are endless. Located within easy distance to the Pacific Werribee Shopping Centre, Westgrove Primary School, Bethany Catholic Primary School, Quantin Binnah childcare facility, Paul Sadler Swim School, Werribee Village Shopping Centre, Werribee train station, bus services, Werribee CBD and boasting easy access to the freeway - this home's convenient location makes it a fantastic choice for anyone looking to make their debut in the property market or add to their investment portfolio. The main residence offers 3 good sized bedrooms and a study which can be converted into another bedroom serviced by a central bathroom. A great sized formal lounge greets you as you enter and adjoins a formal dining area with options aplenty. A kitchen with gas cooking facilities overlooks a meals area which leads you to an outside undercover area perfect for entertaining. Extra features include floor ducted heating and evaporative cooling for all year comfort but what separates this home from the average home is the bungalow out back with a bathroom and toilet. The outside of this lovely home offers a very generous backyard, with ample space for the kids and pets to run around and have a ball whilst a double tandem garage which includes heaps of room for a workshop and off street parking for all your toys such as boat/caravan. This charming home is ready for its new owners or tenants to simply move in or implement their own personal touches. For those savvy investors looking for a strong rental return – please note that the rent return is approximately \$420pw to \$450pw or \$23,400 per annum. To secure this savvy piece of real estate, contact our friendly team at Hodges Werribee to arrange your private inspection without delay! **SALESDISCLAIMER:** All stated dimensions are approximate only. Particulars & photos given are for general information only and do not constitute any representation on the part of the vendor or agent. *Please note: Any open times displayed are current at the time of publishing but may change at any time. We recommend checking the listing prior to attending to confirm if the open home information is still current.