

**32 Margaret Street, Werribee, Vic 3030**



**House For Sale**

Sunday, 26 May 2024

32 Margaret Street, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 516 m2**

**Type: House**



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**\$530,000 - \$580,000**

This 3 bedroom, 2 bathroom property is situated on a spacious 516m<sup>2</sup> (approx) corner block in an excellent location close to all amenities in Werribee. The home features side access and a 2 car garage, as well as heating, cooling, and a 6kW solar panel system. The home has 3 well-sized bedrooms, providing ample space for the whole family. There are 2 full bathrooms, ensuring convenient access and privacy. Sitting on a generous 516m<sup>2</sup> corner block, this property offers excellent land size and side access for added convenience. The 2 car garage provides secure parking. The property is in an outstanding position, within walking distance (approximately 750m) to Werribee Train Station and close to a wide range of local amenities, including shops, schools, and recreational facilities. The home was recently restumped in early 2022 and comes with a 12 year warranty, ensuring a solid foundation. The property is well-maintained and would be ideal for investors, renovators, or first home buyers looking to put their own stamp on it. Key features include ducted heating and cooling for year-round comfort, as well as a 6kW solar panel system to help reduce energy costs. Overall, this is an excellent opportunity to secure a spacious, well-located property with plenty of potential in the Werribee area. The combination of size, features, and position make it an attractive option for a variety of buyers.