

**77 Derrimut Road, Werribee, Vic 3030**



**House For Sale**

Wednesday, 28 February 2024

77 Derrimut Road, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Yen Nguyen

**\$545,000 - \$575,000**

YKN Real Estate welcomes you to this prime opportunity situated in the heart of Werribee, this property is surrounded by an array of amenities, walking distance to Pacific Werribee, Aqua Pulse, only minutes away from numerous schools, Werribee & Hoppers Crossing Train Station in addition to easy access to major freeways, the vibrant city of Melbourne is within easy reach. Unleash your creativity and transform this hidden gem into your dream home offering you 3-bedrooms, 2-bathrooms with ample onsite parking, this property is brimming with potential and presents an incredible opportunity for those seeking to add their personal touch and create a space that truly reflects their style and taste. Master bedroom with full ensuite and walk in robes, remaining bedrooms with built in robes. Communal bathroom with seperate toilet. The open-plan living and dining area provides the perfect setting for entertaining family and friends, complimented with a good sized well-appointed kitchen with 900mm gas appliances and ample cabinetry space. Extensive outdoor entertainment area with ample backyard with fruit trees with an additional double garage/shed. Features include; security doors, wall heating, air conditioning system and more...With its unbeatable potential and prime location, this property is a renovator's dream. Whether you're a first-time buyer looking to enter the property market or an astute investor seeking a project, this is the opportunity you've been waiting for. Secure your chance to turn this gem into a sparkling masterpiece.YKN Real Estate welcomes you to attend the open inspection for this property.For any further queries or requests for private inspections please contact Yen on 0401 340 570. Photo ID required for all inspections.DISCLAIMER: Whilst every care is taken in the preparation of the information contained in this advertisement. YKN Real Estate will not be held liable for any errors or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement before proceeding.