

**9 Slattery Street, Werribee, Vic 3030**



**Sold House**

Sunday, 26 May 2024

9 Slattery Street, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 642 m2**

**Type: House**



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**\$676,000**

9 Slattery Street in Werribee presents a fantastic opportunity for homebuyers, investors, and developers alike. Situated on the south side of Werribee, this property offers a range of appealing features and potential for future growth.

**Property Overview:** - Built in the 1970s (approx), this allotment boasts a spacious land size of approximately 642m<sup>2</sup>. - The house comprises 4 bedrooms and 2 bathrooms, 2 separate living zones and meals, providing ample space for a growing family or accommodating guests. - Secure parking ensures the safety of your vehicles, while an undercover entertaining area offers a comfortable space to host gatherings and enjoy outdoor activities.

**Investment and Development Potential:** - The property holds great appeal for first-time homebuyers, offering a convenient location and a range of desirable features. - Investors can seize the opportunity to add to their property portfolio, with potential for rental income and future capital appreciation. - Developers may explore the possibility of subdivision (Subject to Council Approval), allowing for the creation of multiple dwellings while retaining the existing home.

**Location and Amenities:** - Nestled in a quiet location, the property offers a tranquil living environment. - Despite its peaceful setting, it remains conveniently close to all amenities, including schools, shops, and freeway access, ensuring easy commuting and access to essential services. - The property is located within the catchment area of Werribee Secondary College, a highly regarded educational institution.

**Features and Potential:** - The property is equipped with heating and cooling systems, providing year-round comfort to occupants. - An original fireplace adds character to the home and offers the possibility of conversion to an upgraded option, further enhancing the ambiance. - With its solid structure, the property presents an excellent opportunity for renovation, allowing you to transform it into your dream home.

In summary, 9 Slattery Street, Werribee is an exceptional property with a range of features and potential. Whether you're a first-time homebuyer, investor, or developer, this property offers a fantastic opportunity to secure a home in a sought-after location with the flexibility to suit your needs and aspirations. Don't miss out on the chance to make this property your own and unlock its full potential.