

9 Swan Street, Werribee, Vic 3030



Sold House

Friday, 27 October 2023

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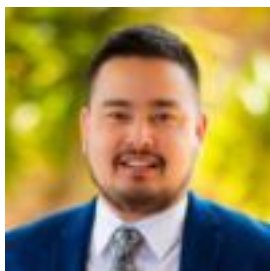
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



Yashwant Subedi
0458873856



Mark Srivastava
0425400600

\$500,000

Ray White Truganina is proud to present 9 Swan Street Werribee. An outstanding opportunity for first-time homebuyers, downsizers, and savvy investors, offering immense potential. This property is ideally situated on a generous land parcel, mere steps from local shops, schools, and a convenient bus stop. Enjoy the convenience of easy access to the Werribee Aquatic Centre and the comprehensive amenities of Pacific Werribee Plaza. This recently renovated house itself comprises three spacious bedrooms, a centrally located bathroom, a roomy formal lounge, and an inviting open-plan kitchen and meals area. The kitchen boasts 40mm stone bench top, 600mm appliances with soft closing drawers, and ample cupboard space, while the generous backyard adds to the appeal. Recently renovated, the home includes a split system air conditioner and heating system. With a driveway capable of accommodating four cars, this is a not-to-be-missed opportunity to own a welcoming property. The location is a winner, situated conveniently close to schools, childcare centres, walking distance to Pacific Werribee Shopping Centre and the 161-bus route, Werribee Station, Bunnings, and the Werribee CBD all within a convenient 10-minute walk. Inspections are highly recommended to fully appreciate all this property has to offer. The prospective owners of this property will enjoy the following features:

- Three bedrooms
- A combined kitchen and dining area
- A distinct lounge room
- A centrally located bathroom
- Recently renovated
- Split system air conditioners
- Wall heater
- Spacious Laundry with outside access
- An expansive backyard with an accompanying shed.
- New fencing
- Prospective rental return approx \$410 PW
- construction of two double storey dwellings approved

Ray White Team welcomes you and looks forward to meeting you at the inspections. Contact Yashwant on 0458873856 or Mark on 0425400600 for further details. Photo ID required for all inspections. Terms : 30/45/60 days Deposit : 5% / 10% Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent *Images for illustrative purposes only*