

**10 Norfolk Court, Werribee, VIC, 3030**



**House For Sale**

Friday, 30 August 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **NORTH FACING IN A QUIET COURT LOCATION**

Auction Saturday 21st September @ 11.30am unless sold prior

A wonderful opportunity to enter the market or add to your investment portfolio is this north facing gem that has amazing potential in so many ways.

Featuring three tremendously large fitted bedrooms, central bathroom, L-shape formal lounge/dining, galley style kitchen and then a magnificently designed sunroom, facing the generous sized rear yard.

Appointed with 2 X split system A/C's, hardwood timber floorboards, double car port and a separate workshop - all sitting on approximately 546m<sup>2</sup> of land.

Set within walking distance to Eagle Stadium, the Werribee Racecourse, Manorvale Primary School and St. Andrews, we're only 2km from Werribee CBD.

Suitable in so many ways, if you're looking for a renovation project, the perfect start or that fruitful investment, it's all here and ready for the taking!