

**133 Shaws Road, Werribee, Vic 3030**



**House For Sale**

Tuesday, 25 June 2024

133 Shaws Road, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Mitch Smit  
0397417777



James Christou  
0450733302

**\$530,000 - \$570,000**

Located in one of the most central pockets of Werribee within a short walk or 5 minute drive to Werribee CBD with Restaurants, Cafes and Shops (2km) sits this fantastic opportunity. Positioned on approximately 627m<sup>2</sup> offering a great opportunity for first homeowners or investors looking to expand their portfolio with potential for future redevelopment/subdivision (STCA). With Werribee train station only 1.8km away and local amenities in every direction such as reputable schools, walking/bike tracks, Sims shopping complex, Pacific Werribee approx. 3.6km, Werribee River and parklands this home simply ticks all the boxes. Offering the next owners.

- Three generous sized bedrooms
- Updated central bathroom with toilet
- Large living and dining area at the front of the home
- Modern kitchen with stainless steel appliances
- Large decked outdoor entertaining area overlooking the spacious back garden
- Double tandem carport with rear access
- Quality appointments include gas ducted heating and cooling and polished timber flooring throughout

(PHOTO ID REQUIRED AT ALL INSPECTIONS)'At YPA Estate Agents, our service will move you'.