

# FOR SALE

## UNDER CONTRACT...AUCTION CANCELLED

Situated on a corner block of approx. 700m2  
Suitable for a Medical/Home Business or a prime re-development site (STCA)  
Or ideally a fantastic period style family home with a huge backyard for the little ones to run around.

Comprising of:

- 3 huge bedrooms plus sunroom
- Spacious living and lounge rooms
- 10ft ceilings
- Heating & Cooling
- Single garage plus a massive garage/workshop with separate driveway
- Approx. 650m to Werribee Train Station

With Main road exposure, easy walking distance to local Train Station, Schools and City Centre this is one property you need to have a look at to discover the potential?

Terms of Auction:

- 30/45 or 60 day settlement
- 10% deposit
- Unconditional sale

NOTE: 'PHOTO ID is required to be produced by attendees at all open for inspections.

Please see the below link for an up-to-date copy of the Due Diligence Check List:  
<http://www.consumer.vic.gov.au/duediligencechecklist>

3 BED | 1 BATH | 1 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A

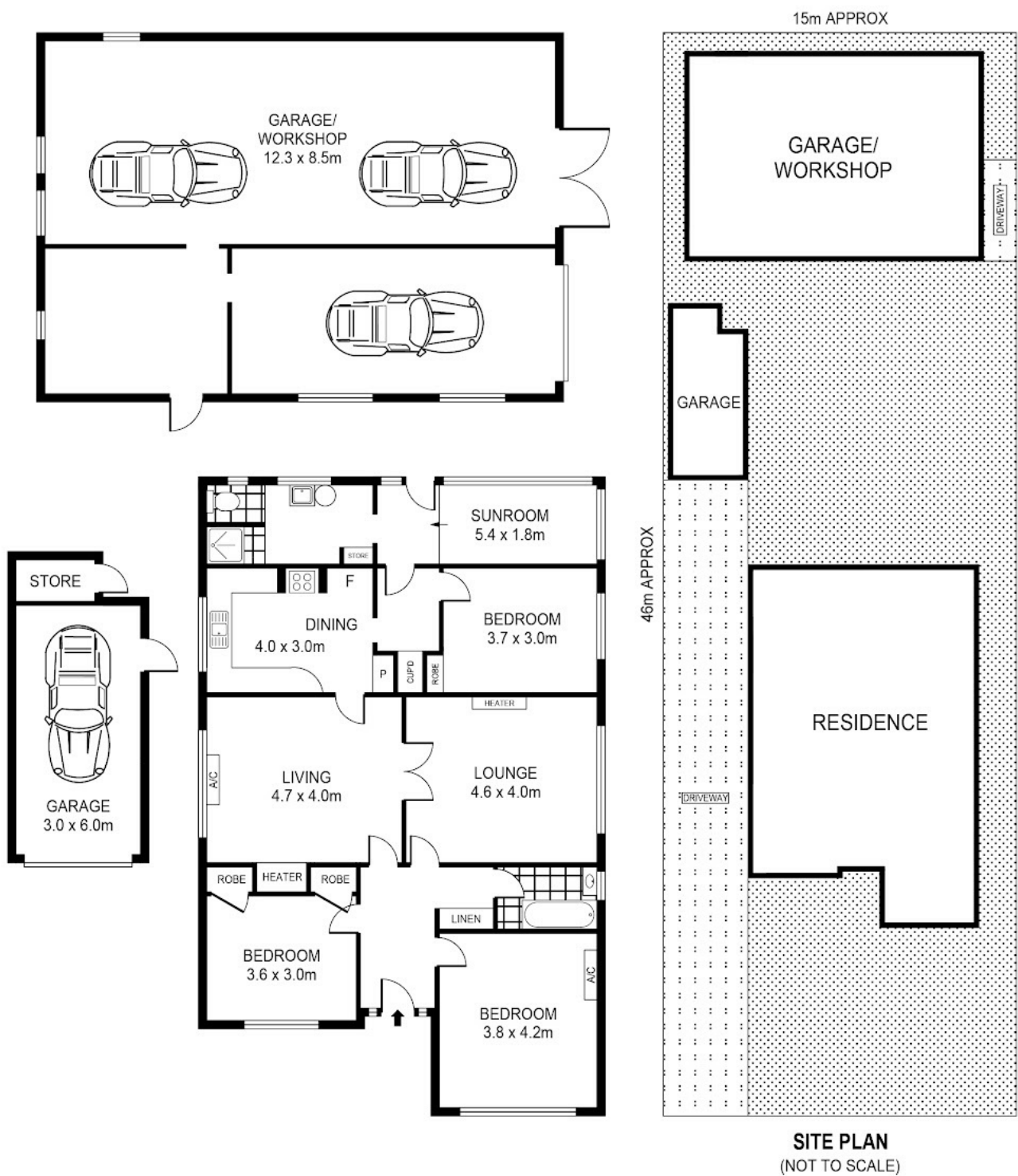


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.