



**SOLD**

## RENOVATORS DELIGHT IN CENTRAL WERRIBEE

Positioned just footsteps away from Werribee's CBD, this unique investment opportunity provides a range of possibilities and plenty of incentive to take on a rewarding project that's sure to excite.

Sitting on a large block of approx. 758 sqm opposite the peaceful Werribee River walking trail, the balcony overlooks beautiful views of the stream and surrounding trees creating a sense of tranquility that's hard to come by. Previously a 5 bedroom home, the generous floorplan provides an abundance of space and different settings including a sunroom, study room, second kitchen, downstairs office space and an enormous rumpus room.

Even more enticing is the convenience of being amidst the very best amenities that Werribee has to offer. Located south of the railway, a short stroll to Watton Street will have you enjoying a range of shops, cafes and restaurants as well as easy access to Werribee Railway Station. An array of schools, parklands and easy freeway access delivers the ultimate in family friendly lifestyle.

Most suited to renovators and/or investors looking to secure real estate in the very best location, this property is available for private viewings only.

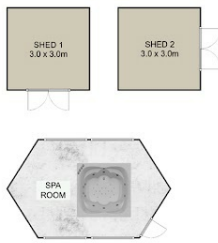
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$780,000**

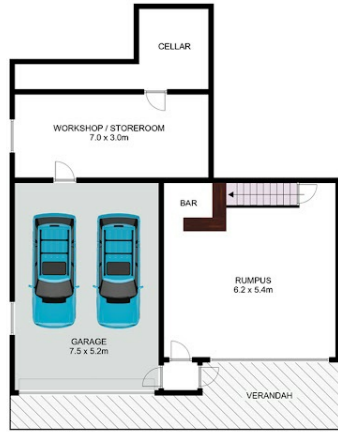
**OPEN FOR INSPECTION:**  
**N/A**



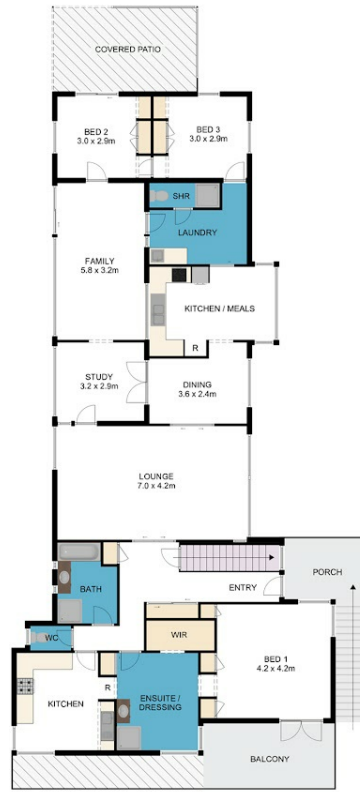
**Samuel Hogan**  
**0401315234**  
samuel@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Note: Outbuildings are not shown in position.



Ground Floor



First Floor



**3 Purcell Court, Werribee**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.