



18 College Road, Werribee

4 2 1

### South Side Beauty

Blending the best of its Carter Cottage charm with the warmth of modern family living, this spacious home with an additional 1 bedroom, 1 bathroom bungalow, is presented flawlessly and ready to move in!

Keeping the original Carter Cottage style in mind with an open plan design, the property is completed with polished, solid timber floorboards throughout. Comprising of three bedrooms, each with built in robes, a central renovated bathroom, formal front lounge with plenty of natural light, spacious dining area and updated kitchen, featuring wooden cabinetry, wooden bench tops, stainless steel appliances, wall oven, stainless steel cook top, range hood and plenty of bench space.

Venturing outside you are greeted with an undercover pergola perfect for all year round entertainment as well as a rear bungalow and a spacious 554m<sup>2</sup> (approx.) allotment to enjoy all year round.

Other features included are; gas wall heater, split system cooling, ceiling fans, off street parking and within a short distance to the Werribee CBD where you'll find cafes, bars, boutiques and the Werribee Train Station, along with local Primary and High Schools.

SMS 18COLLEGE to 0428 440 958 for full property details.

554 sqm

**\$495,000 - \$540,000**

ID# 11004113480



**Andrew Cruickshank**

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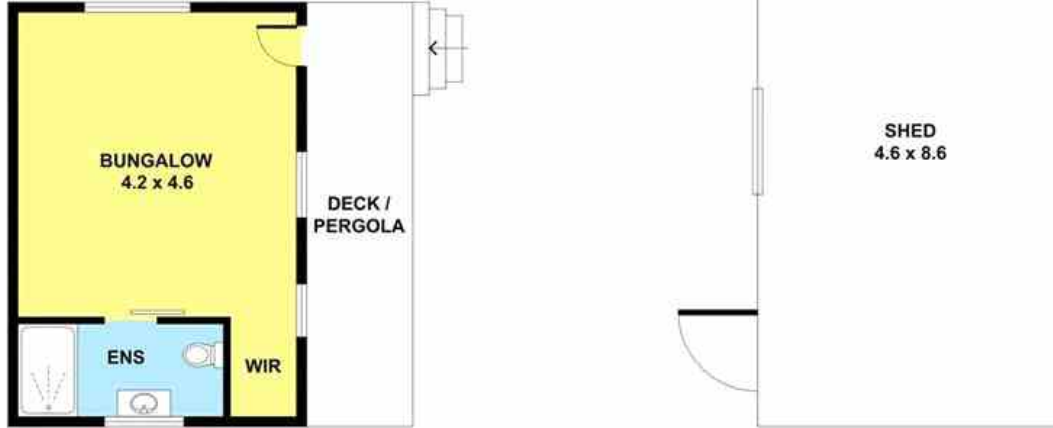


**Rob Westwood**

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The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



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