



**11 Egret Court, Werribee**

3 1 2

**Perfect Investment!**

Situated in a highly sought-after location within easy reach to popular schools and Werribee Pacific Shopping Centre, so much so that these owners are wanting to stay on and rent back the home. This generous allotment of 660sqm approx. offers an existing home with a myriad of opportunities for those looking to further enhance their investment portfolio and/ or possibly redevelop (STCA).

The property comprises of 3 bedrooms, all with built in robes and master bedroom has a walk in robe, formal step down lounge room, kitchen and dining area. The remaining bedrooms are catered for with a large central family bathroom.

Features include - solar panels, security window shutters, gas ducted heating, air-conditioning, dishwasher, electric oven, gas cooktop, pergola and a remote double car garage with rear access.

Close proximity to local buses, a number of popular shopping precincts, local schools, a number of sporting facilities including Aqua Pulse and a variety of parks, reserves and open green spaces. Inspections are sure to impress.

SMS 11EGRET to 0428 440 958 for full property details.

660 sqm

**\$515,000 to \$565,000**

ID# 11004113552



**Trish Farquer**

03 8734 5839

0422 679 019



**Rob Westwood**

03 8734 5826

0477 770 388

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.