

## Werribee, 111 Market Road

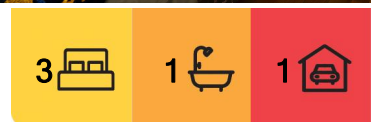
Fabulous Opportunity to Secure a Home with an Expansive Backyard

### The Property

Welcome to 111 Market Road, Werribee. Boasting a practical layout and a sense of space, this home is perfect for families seeking comfort and convenience. Featuring three generously sized bedrooms, a central bathroom for easy access, and open plan living, this property presents a fantastic opportunity for first home buyers or investors. Situated on an expansive 561m<sup>2</sup> (approx.) allotment with a large backyard and parking in the driveway, it offers plenty of potential for outdoor living. Located in a highly convenient area, just moments from Werribee Train Station, Werribee Town Centre, and local schools, this home provides easy access to everything you need while offering a great investment opportunity.

### The Point of Difference

- The open plan living, kitchen, and meals area is filled with natural light, offering a bright



**For Sale**  
\$480,000 - \$510,000

**View**  
[ljhooker.com.au/2G20HGH](http://ljhooker.com.au/2G20HGH)

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and inviting space that effortlessly accommodates everyday family living.

- Three generously sized bedrooms are thoughtfully positioned around a central bathroom, offering comfort and ease of access for all.
- The kitchen, conveniently located opposite the meals area, is fully equipped for everyday cooking and offers a practical space for casual dining.
- The property is set on an expansive 561m2 (approx.) allotment, with a fully fenced backyard offering ample space for outdoor activities, family gatherings, and potential landscaping. If desired, it also provides potential for subdivision (STCA).
- Additional features include driveway parking, security screen doors, roller shutters on external windows, and floorboards that enhance convenience and lifestyle.

#### The Point of Interest

This home is conveniently located within walking distance of Werribee Train Station for seamless public transport access and just moments from Werribee Town Centre's shopping, dining, and recreational amenities. With nearby parks, schools, and walking tracks along the Werribee River, it offers an excellent lifestyle for families and tenants alike. Zoned for Wyndham Central Secondary College and Manorvale Primary School, this property is an outstanding opportunity in a thriving community.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 17/02/2025.

## More About this Property

<b>Property ID</b>	2G20HGH
<b>Property Type</b>	House

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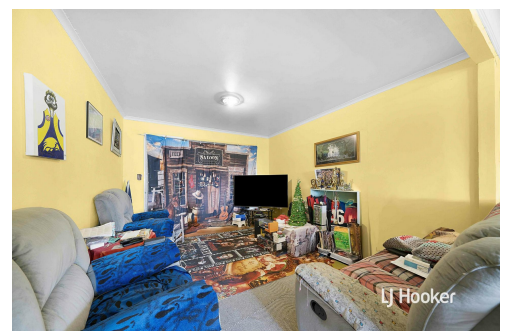
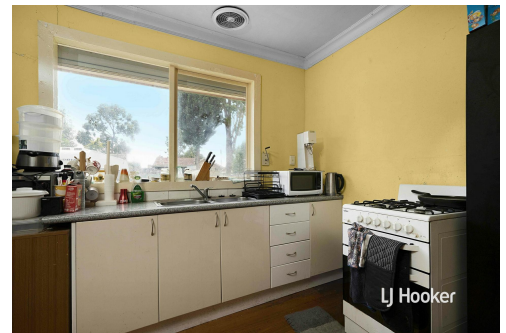
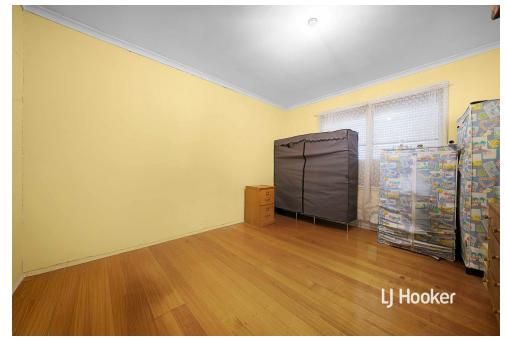
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