



# 5 NIGHTINGALE DRIVE, Werribee

3 1 4 570m<sup>2</sup>

## Nest or Develop Its a win win situation

Rakesh from Ten8 Real Estate presents you with another property. Explore this move-in-ready 3-bedroom property in a quiet Werribee local, boasting fresh paint, new laminated timber floor, and window furnishings. With an approved townhouse subdivision set on a spacious 570m2 block, it's an appealing option for first-time buyers or savvy investors"inspection recommended for those seeking a well-presented home.

With a versatile floor plan, this property comes with a notable list of features, including:

A spacious and well-lit lounge featuring a recessed wall niche adds a generous touch to the property.  
The central kitchen is equipped with modern conveniences, including a dishwasher and gas cooking facilities.  
Enjoy the flexibility of a separate dining or living zone, catering to diverse lifestyle preferences.

House For Sale

Listing ID : 61927410

Price : For Inspection  
Contact Rakesh 0402 737 761

## Contact



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The master bedroom offers a comfortable bed space and ample wardrobes for convenient storage.

Evaporative Cooling and Wall furnace for heating

The property features a convenient carport, a pergola for outdoor relaxation, and a fully fenced spacious backyard " ideal for kids to play safely.

An approximately 15 squares townhouse with approved status adds a valuable dimension to this property's potential.

Situated in central Werribee, this property offers proximity to key amenities such as Pacific Werribee Shopping Centre, Wyndham Park Primary School, Wyndham Central College, Heathdale Christian College, Werribee train station, Aqua Pulse Swim Centre, Werribee Mercy Hospital, and accessible public transport.

To receive additional information, kindly register your interest.

Please see the below link for an up-to-date copy of the Due Diligence Check List:

<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for the general information only and do not constitute any representation on the part of the vendor or agent.





# Floor Plan



8 Nightingale Drive, Werribee

\* Dimensions are approximate and for illustrative purposes only

