

# FOR SALE



**SOLD BEFORE AUCTION**

CONTACT Craig Vilcins - 0435 878 255  
craig@trivest.com.au

OFFICE Werribee - 03 9741 5900

ADDRESS 6A Watton Street, Werribee

WEBSITE [trivest.com.au/922785](http://trivest.com.au/922785)



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**Craig Vilcins**

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## 33 Charlotte Crescent, Wyndham Vale

### Not Many Around Like This

Situated in a quiet part of Wyndham Vale, this three bedroom, one bathroom home is on a 816m<sup>2</sup> approx block with subdivision approval. The plans and permits have approval for a three bedroom double storey at the rear.

Features ducted heating and two split system air conditioners, two way bathroom, walk in robe to master, neat kitchen and good size bedrooms. Walking distance to Presidents Park and public transport. Short distance from Manor Lakes Central Shopping Centre, Iramoo Primary School and Manor Lakes Secondary College. Only a 7 minute drive (3.2km) to Wyndham Vale Train Station.



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