



AUCTION THIS SATURDAY



WERRIBEE 17 MISSISSIPPI PLACE

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IT'S YOUR PLACE

- Situated in a sought after pocket and set on an allotment of 532m2 (approx.)
- 3 Bedrooms with built-in robes, master with walk-in robe and ensuite
- Generous lounge with cathedral ceiling and solid fuel heater and dining area
- Kitchen offers ample amount of cupboard and bench space
- Outdoor pergola complete with a low maintenance landscaped garden
- Ducted heating, evaporative cooling, security cameras and double car garage with remote access

**Auction** Sat 21 Jan 12:15pm On Site  
**Terms** 10% Deposit / Balance 60 days  
**Inspect** Sat 21 Jan 11:45am - 12:15pm  
 Photo ID Required  
**Agent** Rob Westwood 0439 487 818  
 Lachlan Cron 0498 216 500



AUCTION SAT 04 FEB



HOPPERS CROSSING 39 STRATHMORE CRESCENT

4 🚗 2 🏠 4 🚗

IMPRESSIVE AND CENTRAL

- 4 Bedrooms (master with BIR's and updated ensuite), updated main bathroom
- Huge lounge and formal dining area plus a spacious kitchen/meals area
- Kitchen includes gas cook top, electric oven, range hood, dishwasher
- Huge outdoor pergola and a great sized garage/workshop
- Ducted heating, window furnishings, floor coverings, renovated laundry, garden shed, double lock up carport with remote and double car garage

**Auction** Sat 04 Feb 12:15pm On Site  
**Terms** 10% Dep / Bal in 30/60  
**Inspect** Sat 21 Jan 2:00pm - 2:30pm  
 Photo ID Required  
**Agent** Andrew Cruickshank 0423 248 703  
 Rob Westwood 0439 487 818



AUCTION SAT 04 FEB



HOPPERS CROSSING 3 DRURY LANE

3 🚗 2 🏠 2 🚗

THE LIFESTYLE, THE LOCATION

- 3 Bedrooms
- 541m2 Allotment (approximately)
- Polished floorboards
- Open plan kitchen with gas stovetop and electric oven
- Hobby / craft room
- Pergola, garden shed and brick workshop space
- Ducted heating, evaporative cooling and double carport

**Auction** Sat 04 Feb 2:15pm On Site  
**Terms** 10% Deposit / Balance 60 days  
**Inspect** Sat 21 Jan 11:00am - 11:30am  
 Photo ID Required  
**Agent** Rob Westwood 0439 487 818  
 Katherine Rochfort 0437 788 293



AUCTION SAT 04 FEB



HOPPERS CROSSING 16 CAMERON DRIVE

3 🚗 2 🏠 2 🚗 🌊

SO MANY EXTRAS!

- 3 Bedrooms, master with walk-in robe and ensuite
- Renovated bathrooms
- Ducted gas heating, refrigerated air conditioning, new carpets
- Above-ground swimming pool, outdoor spa bath, decked pergola area
- Remote control double garage offers rear access to an additional double garage and an additional separate single garage
- Situated on 622m2 (approx.) and only a short stroll from Pacific Werribee

**Auction** Sat 04 Feb 1:45pm On Site  
**Terms** 10% Deposit / Balance 60 days  
**Inspect** Sat 21 Jan 2:00pm - 2:30pm  
 Photo ID Required  
**Agent** Rob Westwood 0439 487 818  
 Trish Farquer 0422 679 019







**NEW LISTING**



**WERRIBEE 1/59 TYRONE STREET**

4 🚗 2 🏠 1 🚗

**IMPRESSIVE LARGE FAMILY LIVING**

- Set on an allotment of 459m2 (approximately)
- 4 Bedrooms, master with ensuite and built-in robes
- Large formal lounge with exposed brick wall and loads of natural light
- Kitchen with four burner gas cook top, wall oven and dishwasher overlooking the paved pergola and open plan dining / living area
- Compact low maintenance backyard with paved entertaining area with pergola
- Polished timber floorboards throughout, in-floor gas ducted heating, evaporative cooling, single carport and excellent freeway access

**For Sale** \$365,000 to \$390,000

**Inspect** Sat 21 Jan 11:00am-11:30am & Sun 22 Jan 11:50am-12:20pm  
Photo ID Required

**Agent** Eugene Bonanno 0411 882 844  
Rob Westwood 0439 487 818



**AUCTION SAT 11 FEB**



**WYNDHAM VALE 14 RIBBLESDALE AVENUE**

3 🚗 1 🏠

**SUBDIVIDABLE BY THE CREEK-SIDE**

- Generous 651m2 (approx.) block with creek view with access from both Ribblesdale Ave and Broadway Blvd with vacant land for future planning or subdivision (STCA)
- Neat and tidy 3 bedroom home
- Spacious formal lounge with split system cooling
- Renovated kitchen with quality stainless steel appliances, dishwasher, timber-look floating floors and glass splashback
- Gas wall furnace, five burner gas cooktop, east facing frontage, ceiling fan

**Auction** Sat 11 Feb 12:00pm On Site

**Terms** 10% Deposit / Balance 60 days

**Inspect** Sat 21 Jan 11:00am-11:30am & Sun 22 Jan 1:40pm-2:10pm  
Photo ID Required

**Agent** Kyle Esson 0431 558 815  
Rob Westwood 0439 487 818



**AUCTION SAT 11 FEB**



**WERRIBEE 13 NIAGARA WAY**

4 🚗 2 🏠 2 🚗

**PRIME LOCATION, PERFECT TO INVEST**

- On an allotment of 562m2 (approximately)
- Living and dining area adjoining the kitchen with gas appliances and dishwasher
- 3 Bedrooms downstairs with built-in robes
- Laundry, central downstairs bathroom and separate toilet
- Master bedroom upstairs with walk-in robe and ensuite and second living area
- Lengthy pergola area and a great sized backyard
- Features include gas wall furnace, ceiling fans, gas hot water, solar panels and a double car garage

**Auction** Sat 11 Feb 12:00pm On Site

**Terms** 10% Deposit / Balance 60 days

**Inspect** Sat 21 Jan 11:00am-11:30am & Sun 22 Jan 11:00am-11:30am  
Photo ID Required

**Agent** Rob Westwood 0439 487 818



**NEW LISTING**



**WERRIBEE 22 KILLARA COURT**

4 🚗 2 🏠 2 🚗 🌊

**PRESTIGE AND POSITION**

- Newly renovated home in Westleigh Gardens on 1196m2 (approx.)
- 4 Bedrooms, master bedroom offering spacious walk-in robe and ensuite
- Brand new kitchen with stainless steel appliances, built-in microwave, 900mm gas hot plates and stone bench tops
- Formal lounge to the front of the home, a separate rumpus area at the rear
- 2 Decked areas with hot tub and solar heated swimming pool
- Double remote control garage, quality window furnishings and floor coverings, wall air conditioner, ducted floor heating, laundry with ample storage and bench space

**For Sale** \$660,000 to \$720,000

**Inspect** Sat 21 Jan 10:00am -10:30am  
Photo ID Required

**Agent** Rob Westwood 0439 487 818

