



NEW LISTING



WERRIBEE 3/24 RIVERSIDE AVENUE

3 2 2

EAST FACING ON THE SOUTH SIDE

Comprising three generous bedrooms with built-in robes, the master with walk-in robe and ensuite and a substantial sized study or nursery, a well-appointed main bathroom upstairs and two spacious living areas including an open kitchen / meals / family area to the rear of the home, powder room and the great sized formal living at the front. The kitchen boasts stainless steel appliances including four burner gas cooktop and range hood, electric oven, dishwasher, walk-in pantry and ample bench and storage space for the adept cooks.

Extras include refrigerated ducted heating / cooling, new bamboo flooring, window furnishings, double remote garage with internal access, 2.5m/8ft 2in ceilings, rendered exteriors and LED down lights throughout.

Recently refurbished, this home offers not only location, lifestyle and convenience, it provides an opportunity to enter the most sought after area of Werribee within an affordable budget.

For Sale \$395,000 to \$435,000
Inspect Sat 12pm-12:30pm
Sun 12:50pm-1:20pm
Photo ID Required
Agent Kyle Esson
0431 558 815
Trish Farquer
0422 679 019



NEW LISTING



WYNDHAM VALE 7 BLOOMSBURY PLACE

4 2 2

PEACEFUL AND PRIVATE ENCLAVE

Comprising a spacious fitted master bedroom with walk-in robe and full ensuite complete with spa bath, it also has an external door to a cosy alfresco area for morning coffee. The remaining bedrooms are fitted with built-in robes and are serviced by a bright and modern central bathroom with separate toilet. A very well appointed and functional modern Tasmanian Oak timber kitchen includes gas cooktop, rangehood, electric oven and dishwasher. Sit back and relax on a weekend or afternoon under the massive pergola area having a barbeque and watching your kids and pets play. Located close to schools, shopping centres, walking tracks, train station and situated on a generous 507m2 block.

A host of fine inclusions from double remote garage with drive through access, security system, 9ft ceilings, blinds and drapes, built in swing set, gas wall heating and evaporative cooling.

For Sale \$420,000 to \$460,000
Inspect Sat 28 Jan 1-1:30pm
Photo ID Required
Agent Trish Farquer
0422 679 019
Rob Westwood
0439 487 818





NEW LISTING



WERRIBEE 10 DALVISTA COURT

4 🚗 2 🏠 6 🚗

REAL STYLE LASTS FOREVER

- Meticulously and stylishly renovated throughout
- Situated on a massive 999 square metre allotment
- 4 Bedrooms (master bedroom with walk in robe and ensuite), remaining three bedrooms with built-in robes
- Kitchen with stone benches, stainless steel appliances, double drawer dishwasher
- Expansive paved outdoors entertaining area
- Ducted gas heating, evaporative cooling, security camera system, double car garage with drive through access, 3.2KW solar power system

For Sale \$595,000 to \$660,000

Inspect Thu 26 Jan, Sat 28 Jan, Sun 29 Jan 12pm-12:30pm
Photo ID Required

Agent Rob Westwood 0439 487 818



NEW LISTING



WERRIBEE 25 AURORA COURT

3 🚗 2.5 🏠 2 🚗 🚗

LOCATION IS THE KEY

- Huge allotment of approximately 992m2
- 3 Bedrooms plus a study (or potential fourth bedroom) master bedroom with ensuite and built-in robes
- 2 Living zones, spacious kitchen and adjoining meals area
- Large block with undercover enclosed pergola and a huge rear garden
- Features include ducted heating, evaporative cooling, double garage with internal access and loads more

For Sale \$590,000 to \$640,000

Inspect Sat 28 Jan 2:00pm - 2:30pm
Photo ID Required

Agent Rob Westwood 0439 487 818



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 28 Jan 12:00pm - 12:30pm
Photo ID Required

Agent Eugene Bonanno 0411 882 844
Rob Westwood 0439 487 818



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 28 Jan 11:00am - 11:30am
Photo ID Required

Agent Andrew Cruickshank 0423 248 703
Rob Westwood 0439 487 818





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 28 Jan 12:00pm - 12:30pm
 Photo ID Required
Agent Rob Westwood 0439 487 818
 Trish Farquer 0422 679 019



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 28 Jan 1:00pm - 1:30pm
 Photo ID Required
Agent Rob Westwood 0439 487 818
 Katherine Rochfort 0437 788 293



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 28 Jan 11:00am - 11:30am
 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 28 Jan 2:00pm - 2:30pm
 Photo ID Required
Agent Rob Westwood 0439 487 818

