



NEW LISTING



WYNDHAM VALE 3 KINLOCH COURT

3 1 1

PERFECTION IN WYNDHAM GREEN

Perfectly positioned on a compact allotment of approximately 330m², within a court location in the ever popular Wyndham Green Estate. Featuring three bedrooms all with built-in robes and a centrally located bathroom, a spacious dining area is overlooked by a lush floral display with water feature.

The kitchen boasts stainless steel appliances including gas cook top, under-bench oven range hood and dishwasher, plenty of bench and cupboard space and keeps you interactive with family and guests at all times.

With still plenty of room, the open living area flows through to the backyard into the spectacular scenery of the established garden.

Other great features include gas ducted heating throughout, split system air conditioner, single lock up garage with remote and direct home access and much more.

For Sale \$335,000 to \$365,000
Inspect Sat 11 Feb 12-12:30pm
 Sun 12 Feb 12:30-1pm
 Photo ID Required
Agent Eugene Bonanno
 0411 882 844
 Rob Westwood
 0439 487 818



NEW LISTING



TARNEIT 4 CROWN COURT

4 2 2

FANTASTIC FAMILY ENTERTAINER

This well presented, spacious and functional family home, tucked away in a quiet court close to everything comprises of three spacious bedrooms with built-in robes and a great sized master with walk-in robe and full ensuite, formal living room, open plan kitchen / meals / family that overlooks an expansive Merbau decked pergola with plumbing for the BBQ and the kids play ground out back. The Galley kitchen is just perfect for entertaining complete with chef inspired 900mm stainless steel gas / electric appliances, dishwasher and loads of storage and bench space.

Other features include central heating, evaporative cooling, double remote garage with internal access, genuine timber flooring, window furnishings, down lights and a loft / attic space above the garage perfect for storage. Set on a 600m² block (approximately), this home with all its inclusions and location represent great value in today's market is sure to sell quick, don't miss the inspection.

For Sale \$485,000 to \$530,000
Inspect Sat 11 Feb 12-12:30pm
 Sun 12 Feb 2-2:30pm
 Photo ID Required
Agent Kyle Esson
 0431 558 815
 Rob Westwood
 0439 487 818





NEW LISTING



HOPPERS CROSSING 8 ST ANNS COURT

4 2 1

FAMILY COMFORT AT ITS BEST

Comprising four spacious bedrooms all with built-in robes (master including ensuite and walk-in robe) with a central bathroom with large corner spa bath. Sliding doors from this area lead onto a quaint pathway through a pond and garden area and through the pool gates to the solar heated, salt chlorinated inground pool and spa.

The lounge adjoins the kitchen which welcomes you with style and continues through to the large rear rumpus..

A well-appointed and central kitchen with ample storage and bench space, Oven complete with microwave and grill. (also self cleaning) Situated in a quiet and stress free court location close to all local amenities, schools and transport and situated on a great sized block of approximately 608m2.

Extras include: Quality fixtures and fittings, renovated kitchen, single lockup garage, evaporative cooling, ducted heating, ducted vacuum, alarm system, decked pergola.

For Sale \$440,000 to \$480,000
Inspect Sat 11 Feb 11-11:30am
Photo ID Required
Agent Trish Farquer
0422 679 019
Rob Westwood
0439 487 818



AUCTION THIS SATURDAY



WERRIBEE 13 NIAGARA WAY

4 2 2

PRIME LOCATION, PERFECT TO INVEST

Comprising of four generous sized bedrooms and conveniently located close to Bethany Primary School on an allotment of 526m2 and in close proximity to Pacific Werribee, AquaPulse and other amenities, this original home would make a great renovation or investment.

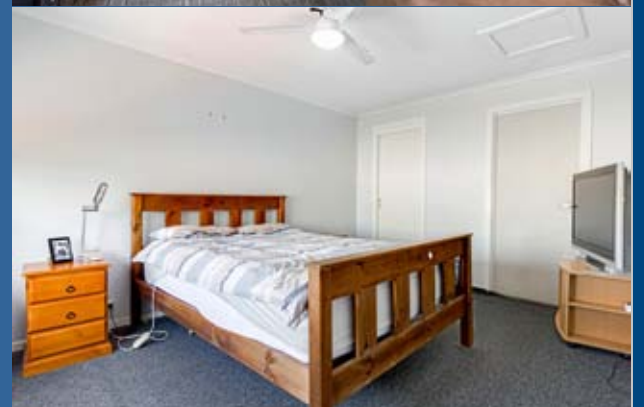
Upon entering you are greeted by a formal living and dining area adjoining the kitchen with gas appliances and dishwasher, the hallway leads to three bedrooms with built-in robes, laundry, central downstairs bathroom and separate toilet.

Upstairs is the expansive master bedroom with walk-in robe and ensuite and a huge second living area.

Venture outside to the lengthy pergola area, complete with a great sized backyard.

Features include gas wall furnace, ceiling fans, gas hot water, solar panels and a single car garage.

Auction Sat 11 Feb 1:00pm
On Site
Terms 10% Dep / Bal 60 days
Inspect Sat 11 Feb 12:30-1pm
Photo ID Required
Agent Rob Westwood
0439 487 818





MORE LIKE THIS NEEDED!



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

Sold prior to auction

Agent Kyle Esson 0431 558 815
Rob Westwood 0439 487 818



NEW LISTING



MANOR LAKES 16 BULOKE AVENUE

4 2 2

A TRUE FAMILY HAVEN

- 4 Bedrooms, master with ensuite with his 'n hers walk-in robe
- Formal lounge, contemporary kitchen, family / dining and rumpus room
- Appointed with gas ducted heating, evaporative cooling, double remote garage with internal access
- Pergola area with views to the spacious backyard
- Unrestricted side access and a huge 15AMP 6.5m x 8.0m garage / workshop at the rear
- Situated on an enviable sized allotment of 850m2 (approximately)

For Sale \$575,000 to \$625,000

Inspect Sat 11 Feb 10-10:30am & Sun 12 Feb 11-11:30am
Photo ID Required

Agent Rob Westwood 0439 487 818



AUCTION SAT 25 FEB



HOPPERS CROSSING 105 WARRINGA CRESCENT

3 2 2

CLOSE TO EVERYTHING

- 3 Bedrooms all with built in robes
- Formal lounge area with wall heater, luxury light fittings and window furnishings
- Kitchen complete with gas appliances adjoining meals and family areas
- Central bathroom and separate toilet
- Low maintenance backyard and large pergola
- Garden shed, ducted heating and cooling and a double lock up garage with remote control access
- Walking distance to Pacific Werribee, schools and AquaPulse

Auction Sat 25 Feb 12:15pm On Site

Terms 10% Deposit / Balance 60 days

Inspect Sat 11 Feb 2-2:30pm & Sun 12 Feb 2:50-3:20pm
Photo ID Required

Agent Rob Westwood 0439 487 818



AUCTION SAT 18 FEB



WYNDHAM VALE 15 ARMYTAGE WAY

3 2 1

NEAT AS A PIN

- 3 Bedrooms with built in robes, walk in robe and ensuite to main bedroom
- Formal lounge room, kitchen meals / living area
- Courtyard, low maintenance gardens, outdoor living area
- Single garage with direct home access
- Ducted gas heating, air conditioning
- Allotment of approximately 320m2

Auction \$325,000 to \$355,000- Sat 18 Feb at 1:15pm On Site

Terms 10% deposit / Balance 60 days

Inspect Sat 11 Feb 12:00pm - 12:30pm
Photo ID Required

Agent Rob Westwood 0439 487 818

