



NEW LISTING



WERRIBEE 37 DAPHNE CRESCENT

3 1 2

FIRST HOME BUYERS / INVESTORS

This three bedroom home is located close to all conveniences you need and desire. All bedrooms are fitted with built in robes, main bathroom complete with bath and handy to the rest of the family. Offering a very spacious lounge and a separate generous kitchen / meals area. The kitchen offers gas stove / oven and great cupboard and storage space.

An outdoor area overlooking the established gardens large enough for the kids and pets to play.

Other features include gas wall furnace, split system cooling, ceiling fans, window furnishings and floor coverings, separate laundry and double car carport.

Situated on approximately 525m² of land and surrounded by heaps of local amenities such as the Werribee Train station, Pacific Werribee, numerous popular schools, public transport and parklands.

For Sale \$370,000 to \$400,000
Inspect Sat 01 April
11:00am - 11:30am
Photo ID Required
Agent Trish Farquer
0422 679 019



AUCTION SAT 22 APR



WERRIBEE 33 WYNDHAM STREET

3 1 1

LIVE, INVEST OR RE-DEVELOP... THE CHOICE IS YOURS!

Solid brick veneer home situated on approximately 688m² of land and with no restrictive covenants, this home could possibly be your next future development site (subject to council approval).

Located centrally in the city of Werribee with all the local amenities just around the corner, this is one home you do not want to miss out on.

Comprising three generous sized bedrooms, central bathroom complete with spa, spacious lounge with gas jet log fire, open kitchen meals area at the rear of the home that overlooks the pergola area and massive yard.

Other features include carport, evaporative cooling, window furnishings and separate laundry. Located within one kilometre of Werribee Station and main street shopping strip, restaurants and river walking tracks.

Auction Sat 22 Apr 1:15pm
Terms 10% Dep / Bal 60 days
Inspect Sat 01 April
12:00pm - 12:30pm
Photo ID Required
Agent Trish Farquer
0422 679 019





NEW LISTING



WERRIBEE 11 RIVERGLEN DRIVE

2 1 1

JUST GORGEOUS!

- Low maintenance corner block of approximately 270m²
- 2 Bedrooms with built-in robes
- Open plan kitchen, dining and living area
- Laundry with built-in cupboards
- Generous sized bathroom
- Light filled kitchen with ample cupboard space and dishwasher
- Single car garage, ducted heating, split system cooling, decked outdoor living area, and easy to maintain garden

For Sale \$295,000 to \$320,000

Inspect Sat 01 April 1:00pm - 1:30pm
Photo ID Required

Agent Rob Westwood 0439 487 818



NEW LISTING



MANOR LAKES 27 LEICHARDT DRIVE

4 2 2

LARGE SCALE LIVING IN MANOR LAKES

- 4 Bedrooms with BIRs (master with huge WIR and ensuite), main bathroom plus study
- Formal lounge with projector and screen, open plan kitchen / meals / family area plus a separate rumpus at the rear of the home
- Kitchen boasts stainless steel appliances including dishwasher
- Situated on approximately 576m² of land and includes a great outdoor pergola complete with decking plus another decked patio
- Ducted heating, split system cooling, 5kw solar system, alarm, double car garage with workshop space and remote control plus internal access

For Sale \$530,000 to \$585,000

Inspect Sat 01 April 11:00am - 11:30am
Photo ID Required

Agent Andrew Cruickshank 0423 248 703
Rob Westwood 0439 487 818



AUCTION SAT 22 APR



WERRIBEE 37 WYNDHAM STREET

3 1 2

RENOVATED AND RESTORED TO PERFECTION

- 3 Bedroom family home is positioned in a highly desirable location
- Corner allotment of approximately 329m²
- Kitchen with stainless steel Blanco appliances including dishwasher and Caesarstone benchtops
- Through timber French doors to the low maintenance backyard and great entertaining space complete with retractable shade sail
- Other features include ducted floor heating, split system cooling, original floorboards and so much more

Auction Sat 22 Apr 1:45pm On Site

Terms 10% Dep/Bal 60 days

Inspect Sat 01 April 12:00pm - 12:30pm
Photo ID Required

Agent Rob Westwood 0439 487 818



NEW LISTING



WERRIBEE 7A DOOLAN STREET

RARE OFFERING ON THE SOUTH SIDE

- Vacant allotment approximately 1636m²
- A family friendly location and only moments away from parks bus stops, a variety of primary and secondary schools and the Werribee CBD
- Great freeway access (city bound) and only a short drive to both the Werribee Open Range Zoo, Werribee Park Mansion and Wyndham Harbour

For Sale by Expressions of Interest

Expressions of interest close by end of business Tue 08 Apr

Agent Trish Farquer 0422 679 019

Rob Westwood 0439 487 818

Web ID 11004113308

Mel Ref 199 E9

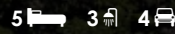




AUCTION SAT 08 APR



WERRIBEE SOUTH 629 DIGGERS ROAD



LOCATION SPEAKS FOR ITSELF

- **FIRST RESIDENCE:**
- 3 Bedrooms, master with WIR and ensuite, remaining bedrooms complete with BIRs
- Open plan kitchen / meals / living area complete with wooden floorboards
- Kitchen with s/s gas cook top, under bench oven, dishwasher
- Two car lock-up Colorond garage / work shed
- **SECOND RESIDENCE:**
- Two bedrooms, single car carport, great sized veranda

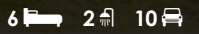
Auction Sat 08 Apr 12:00pm On Site
Terms 10% Deposit / Balance 60 days
Inspect Sat 01 April 10:00am - 10:30am
 Photo ID Required
Agent Rob Westwood 0439 487 818



NEW LISTING



WERRIBEE 7 COLORADO COURT



LARGE HOME IN A GREAT LOCATION

- 6 Bedrooms all with robes, 2 bathrooms (upstairs with spa bath)
- 2 Living zones including front lounge plus a kitchen/meals and separate rumpus
- Kitchen includes gas cook top, wall oven, range hood and dishwasher
- Double garage / workshop plus a massive 8 car carport to store the boat, caravan and trailer
- Ducted heating, evaporate cooling plus split system cooling, window furnishings, roller shutters, timber floors, water tank, garden shed, solar power system, double car garage plus 8 car carport with roller door and remote control

For Sale \$505,000 to \$555,000
Inspect Sat 01 April 12:00pm - 12:30pm
 Photo ID Required
Agent Andrew Cruickshank 0423 248 703



AUCTION SAT 08 APR



WERRIBEE 19 KILLARA COURT

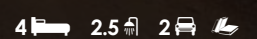
TRULY A RARE FIND

- Vacant parcel of land at 1194 square metres
- 18 metres frontage, 66.4 metres deep
- Close to freeway access to both Melbourne, Avalon Airport, Geelong and the Surf Coast
- Close to public transport, a minute's drive to Werribee Station and main street shopping centre and some of the best schools in the City of Wyndham

Auction Sat 08 Apr 12:45pm On Site
Terms 10% Deposit / Balance 60 days
Agent Rob Westwood 0439 487 818



WERRIBEE SOUTH 73 CUTTRISS ROAD



RURAL SERENITY AND CLOSE TO ALL

- Wentworth 39 Porter Davis home on 1374m2
- 4 Bedrooms with WIRs and two with access to own ensuite
- Kitchen with stainless steel appliances, dishwasher and walk in pantry
- 3 Separate living areas, study plus private and enclosed alfresco
- Split system heating and cooling, evaporative cooling throughout
- Water tank with pump, well-established low maintenance landscaped gardens
- Double remote garage, side of property gate access to store a boat, trailer caravan or car

UNDER CONTRACT

Agent Trish Farquer 0422 679 019
 Rob Westwood 0439 487 818