



WERRIBEE SOUTH 629 DIGGERS ROAD

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LOCATION SPEAKS FOR ITSELF

Right in the heart of Werribee South, situated on 1682 sqm (approximately) within a stone's throw to Werribee South Beach complete with water views all the way to the Bellarine Peninsula, Werribee Zoo, and the newly constructed Werribee Marina, only walking the grounds and inspecting throughout will reveal all that is on offer.

First home:

- 3 Bedrooms, master with walk-in robe and ensuite
- Remaining bedrooms with built-in robes
- Open plan kitchen / meals / living area
- Complete with wooden floorboards
- Kitchen with stainless steel 4 burner gas cook top
- Under bench oven, dishwasher
- Ample amount of bench / storage space
- Two car lock-up colour bond garage / work shed

Second Home:

- Two bedrooms
- One car carport
- Great sized veranda

So if you desire a sea change or a tree change don't delay any longer, indulge yourself with the best of both worlds – a rural retreat by the sea.

Auction Sat 08 Apr 12:00pm
On Site

Terms 10% Deposit / Balance 60 days

Inspect Sat 08 Apr
11:30am - 12:00pm
Photo ID Required

Agent Rob Westwood
0439 487 818



AUCTION THIS SATURDAY



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 18 Apr

Agent Trish Farquer 0422 679 019
Rob Westwood 0439 487 818

Web ID 11004113308

Mel Ref 199 E9



NEW LISTING



MANOR LAKES 5 MUNDI CRESCENT

4 🚗 2 🏠 2 🚗

NEST OR INVEST

- 4 Generous sized bedrooms all with built in robes
- 2 Bathrooms with quality fixtures
- Large formal lounge room
- Spacious tiled kitchen meals living area
- Remote double car garage with internal access
- Ducted heating, evaporative cooling
- Great sized backyard with low maintenance gardens
- On an allotment of approximately 502m2

For Sale \$420,000 to \$460,000

Inspect Sat 08 Apr 12:00pm-12:30pm & Sun 09 Apr 11:00am-11:30am
Photo ID Required

Agent Andrew Cruickshank 0423 248 703
Rob Westwood 0439 487 818





NEW LISTING



WYNDHAM VALE 36 MARNE AVENUE

3 1 2

THE PERFECT START!

- 3 Bedrooms master fitted with BIR, centrally located bathroom
- L-shaped front lounge and dining
- Updated kitchen with cook top, oven, range hood and dishwasher plus plenty of bench and storage space
- Great outdoor pergola perfect for all year round entertaining plus established gardens
- Ducted heating, air conditioning, window furnishings, floor coverings, separate laundry, garden sheds and double lockup tandem carport

For Sale \$335,000 to \$365,000

Inspect Sat 08 Apr 1:00pm - 1:30pm
Photo ID Required

Agent Andrew Cruickshank 0423 248 703
Rob Westwood 0439 487 818



AUCTION SAT 22 APR



WYNDHAM VALE 20 BURGUNDY DRIVE

5 2 2

THE SIZE WILL SURPRISE!

- 5 Bedrooms, master with double BIRs and a full ensuite, all air conditioned
- 3 Separate living areas
- 2 Large garden sheds
- Alarm
- Split system cooling and ceiling fans
- Window shutters
- Oversized garage / carport
- On an allotment of approximately 564m2

Auction Sat 22 Apr 11:00am On Site

Terms 10% Deposit / Balance in 60 days

Inspect Sat 08 Apr 1:00pm - 1:30pm
Photo ID Required

Agent Rob Westwood 0439 487 818



WERRIBEE 78 WESTLEIGH DRIVE

5 2.5 2

A CONTEMPORARY MASTERPIECE

- Recently renovated architecturally designed home over 2 levels
- 5 Bedrooms with BIRs (master with WIR & ensuite)
- 1233m2 Land (approximately)
- 9ft Floor to ceiling windows
- Solar heated in-ground salt chlorinated pool
- Lush resort style sub-tropical garden
- Kitchen with stainless steel Miele appliances
- Gas ducted heating, air conditioning, double garage, open fire

For Sale \$775,000 to \$850,000

Inspect Sat 08 Apr 11:00am - 11:30am
Photo ID Required

Agent 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 08 Apr 1:00pm - 1:30pm
Photo ID Required

Agent Rob Westwood 0439 487 818





AUCTION THIS SATURDAY



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



MANOR LAKES 27 LEICHARDT DRIVE

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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 08 Apr 11:00am - 11:30am
 Photo ID Required
Agent Andrew Cruickshank 0423 248 703
 Rob Westwood 0439 487 818



WERRIBEE 37 DAPHNE CRESCENT

3 🚗 1 🛏 2 🚗

FIRST HOME BUYERS / INVESTORS

- 3 Bedrooms all fitted with built in robes, main bathroom complete with bath
- Spacious lounge and a separate generous kitchen / meals area
- Kitchen offers gas stove / oven and great cupboard and storage space
- Outdoor area overlooking established gardens
- 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
- Close to Werribee Train station, Pacific Werribee, schools and parklands

UNDER CONTRACT

Agent Trish Farquer 0422 679 019



WERRIBEE 12 RIVER PARK COURT

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RETREAT FROM THE CHAOS

- Overlooking the Werribee River on an allotment of 743m2 (approximately)
- 3 Bedrooms, master with WIR and huge bathroom complete with an upstairs retreat
- Formal separate lounge with Victorian finishes, study or fourth bedroom
- Kitchen with wooden bench tops, upright Smeg stainless steel stove, walk-in pantry enhanced by Sydney blue gum floors
- Oversized double car accommodation with remote and drive through access, ducted heating, evaporative cooling, Victorian ceiling roses, 4mm Evergreen windows and extra high ceilings

For sale Contact Agent
Inspect Sat 08 Apr 2:00pm - 2:30pm
 Photo ID Required
Agent Rob Westwood 0439 487 818

