



AUCTION THIS SATURDAY



WERRIBEE 37 WYNDHAM STREET

3 1 2

RENOVATED AND RESTORED TO PERFECTION

Located close to the Werribee Train Station and Werribee CBD with local shops, cafes and public transport right at your doorstep, this three bedroom family home is positioned in a highly desirable location a corner allotment of approximately 329m2.

The home is complete with three generously sized bedrooms all with built-in robes.

The kitchen is decked out in the finest European stainless steel Blanco appliances including dishwasher, Caesarstone benchtops and has ample amount of cupboard space and overlooks the bright dining area and the living zone. Through timber French doors to the backyard, there is a great space complete with retractable shade sail for all year round entertainment all complete with a low maintenance garden.

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 22 Apr  
1:15pm - 1:45pm  
Photo ID Required  
**Agent** Rob Westwood  
0439 487 818



WYNDHAM VALE 20 BURGUNDY DRIVE

5 2 2

THE SIZE WILL SURPRISE!

If space is important to you then this home is for you. Comprising five generous sized bedrooms, master with double built-in robes and a full ensuite, all complimented with split system air conditioners to keep everyone cool all year round.

Two separate over-sized living areas have the ability to extend or to create more space for additional bedrooms.

Venture outside to the great sized outdoor area that offers another separate living space being a rumpus / bungalow (which can also accommodate beds or self-contained outdoor living space) and two large sheds for extra storage.

Other features include: alarm, split system cooling, window shutters, ceiling fans and oversized garage / carport and so much more.

Presented on a generous allotment of approximately 564m2 and with plenty of room for the largest of families and sitting across from parks and within walking distance to local shops, public transport, community centres and sporting clubs, this proud and solidly built family home awaits your inspection.

**Auction** Sat 22 Apr 11:00am  
On Site  
**Terms** 10% Deposit / Balance in 60 days  
**Inspect** Sat 22 Apr  
10:30am - 11:00am  
Photo ID Required  
**Agent** Rob Westwood  
0439 487 818



AUCTION THIS SATURDAY







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**WERRIBEE 78 WESTLEIGH DRIVE**

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**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 22 Apr 3:00pm - 3:30pm  
Photo ID Required

**Agent** Rob Westwood 0439 487 818



**WERRIBEE 7 GILES COURT**

3 🚗 2 🏠 5 🚗

**TWO DWELLINGS ON LARGE ALLOTMENT**

- 3 Bedrooms all with BIRs (master including renovated ensuite)
- Central renovated bathroom
- Kitchen with gas cook top and range hood, electric wall oven and dishwasher
- Self-contained 1 bedroom bungalow with kitchen /dining / lounge and bathroom
- Evaporative cooling throughout
- Triple carport, double garage, water tank and pump
- Allotment of approximately 773m2

**Auction** Sat 22 Apr 12:15pm On Site

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

**Inspect** Sat 22 Apr 11:45am - 12:15pm  
Photo ID Required

**Agent** Trish Farquer 0422 679 019  
Rob Westwood 0439 487 818



**MORE PROPERTIES LIKE THIS NEEDED**



**WERRIBEE 33 WYNDHAM STREET**

3 🚗 1 🏠 1 🚗

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

- Situated on approximately 688m2 of land and with no restrictive covenants
- Located centrally in the city of Werribee
- 3 Generous sized bedrooms
- Central bathroom complete with spa
- Spacious lounge with gas jet log fire
- Open kitchen meals area overlooks the pergola area and massive yard
- Single carport, evaporative cooling, window furnishing and separate laundry

Sold prior to auction

**Agent** Trish Farquer 0422 679 019



are you getting  
the service you  
deserve?

A born people person, Jai has worked in Property Management for the past 17 years.

Jai has built a reputation on being able to offer excellent customer service for landlords and tenants alike.

Jai leads a highly motivated team committed in managing your investment.

Call Jai if you would like to discuss your property or require any advice on your investment.

**Jai Grant**

Business Development Manager  
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j.grant@westwoodfn.com.au

