

SOLD

WERRIBEE'S MOST PRESTIGIOUS LOCATION

Price Range \$930,000 - \$995,000

Westleigh Gardens Estate is perfectly positioned within either walking distance or short drive to all amenities Werribee has to offer including parklands, restaurants, cafes, train station, shopping precinct, additional public transport services etc.

The home falls within the primary school and secondary college catchment such as Werribee Primary, Werribee Secondary College, McKillop etc, plus numerous Childcare and Early Education centres nearby.

The estate itself showcases leafy streets filled with tastefully landscaped gardens, well maintained homes, great neighbours offering a good sense of community. This would be an ideal location to either start or relocate the family. Given the size of the land approx.. 1,029m2 and corner positioning of the home, there are many possibilities and opportunities especially for tradesmen, car enthusiasts, additional vehicles such as campervans, caravans, trailers, bikes etc.

The home externally offers 3 off street guest parking spaces, established gardens with an array of fruit trees and natives, 8000lt water tank with pump and irrigation lines to all garden areas, Side access and electronic controlled gate for convenience, 4 car garage plus additional 1 car carport, large pergola perfect for outdoor entertaining and the list goes on.

The home internally offers all the creature comforts of 5 good size bedrooms, 3 living zones, separate study, 2 bathrooms including ensuite, separate laundry and toilet, evaporative cooling & ducted heating, well-appointed kitchen and appliances, again the list goes on with just too much to mention.

Auction Date 19th March 2022
Auction Time 12:30pm

All Saturday open home times 12pm – 12:30pm commencing on 26th February.

For more information or to inspect please call John on M: 0416 981 143

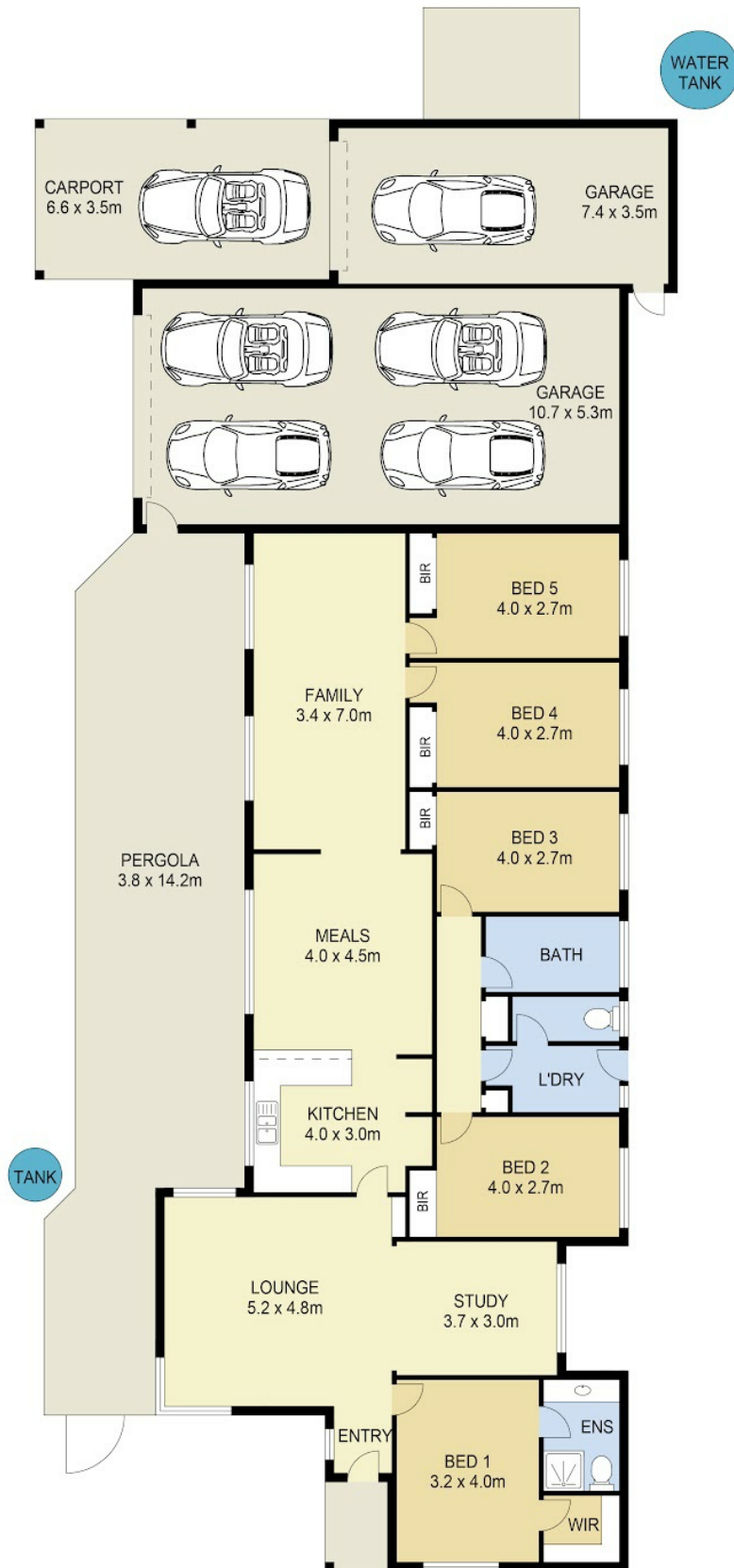
5 BED | 2 BATH | 6 CAR

PRICE:
\$985,000

OPEN FOR INSPECTION:
N/A



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19 LYALL DRIVE, WERRIBEE

DISCLAIMER

PLAN AND DIMENSIONS ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.