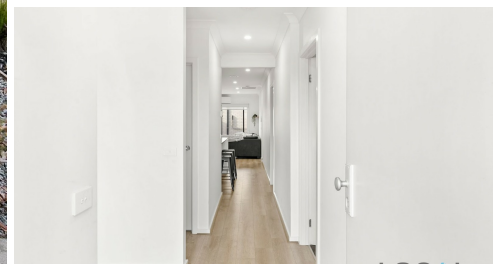


35 COLDSTREAM AVENUE, WERRIBEE, VIC, 3030



# FOR SALE

## RARE OPPORTUNITY IN PRIME LOCATION – OPPOSITE RIVERWALK PRIMARY SCHOOL & JUST MINUTES TO THE FREEWAY- WON'T LAST!

Ashish Dahal and Local Property Experts proudly present this well-maintained family home, ideally designed for comfort, convenience, and family living.

From the outset, the home impresses with its modern, architectural façade, showcasing clean lines, a striking combination of rendered and textured cladding, and a recessed entry that creates a welcoming yet private street presence. The landscaped front garden and concrete pathway further enhance the home's strong street appeal, making a lasting first impression in this tightly held neighbourhood.

Upon entry, the home welcomes you with a dedicated study at the front, ideal for working from home or a quiet reading space. Adjacent to the entry is the master bedroom, thoughtfully positioned for privacy and comfort, complete with a walk-in robe and private ensuite.

Moving through the home, you are drawn into the central kitchen area, which has been designed with excellent storage, generous bench space, and a walk-in pantry, making it both functional and family-friendly.

The kitchen flows seamlessly into a beautiful, light-filled living area, creating a comfortable space for everyday living and entertaining.

Designed with practicality and comfort in mind, the home also features ducted heating and a split system for cooling, ensuring year-round comfort for the whole family.

At the rear of the home, the layout continues to impress with two well-sized bedrooms, both fitted with built-in robes and serviced by a central bathroom with a separate toilet, offering convenience for family members or guests.

Additional practical features include a separate laundry and a double garage located at the rear with secure internal access, completing this well-considered floor plan.

With its practical floor plan, seamless flow, and quality finishes throughout, this property delivers the perfect balance of style, comfort, and convenience.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$595,000 - \$635,000

**OPEN FOR INSPECTION:**  
N/A

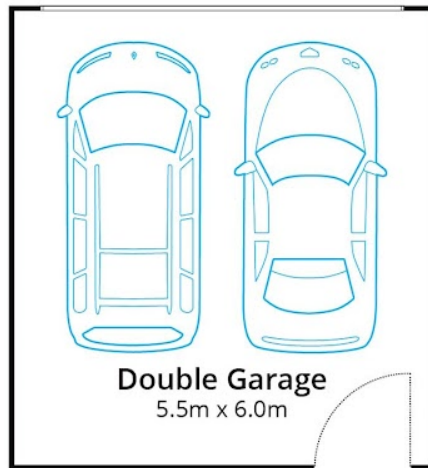


**Ashish Dahal**

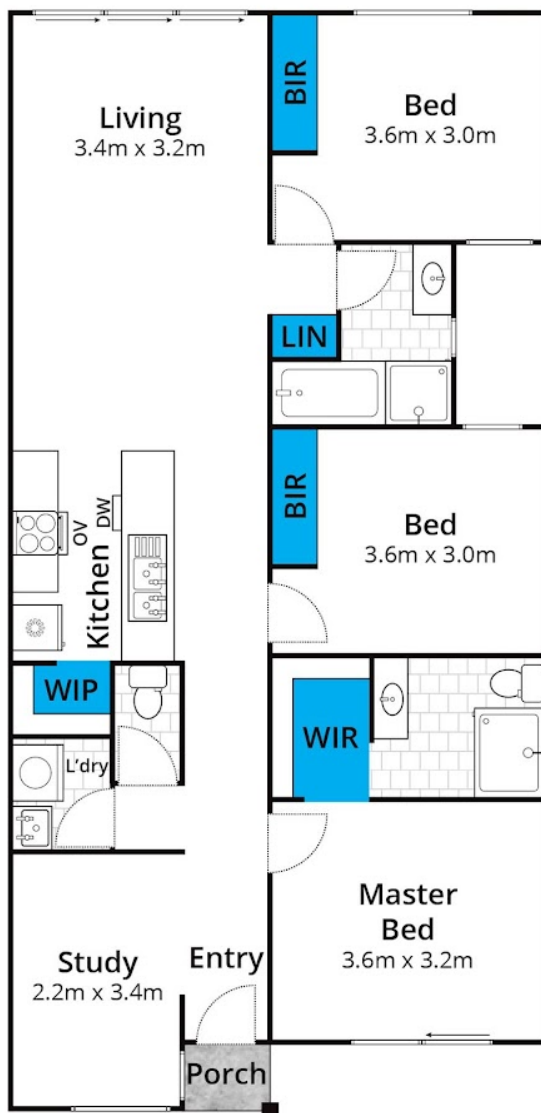
**0404213258**

[ashish@localpropertyexperts.com.au](mailto:ashish@localpropertyexperts.com.au)

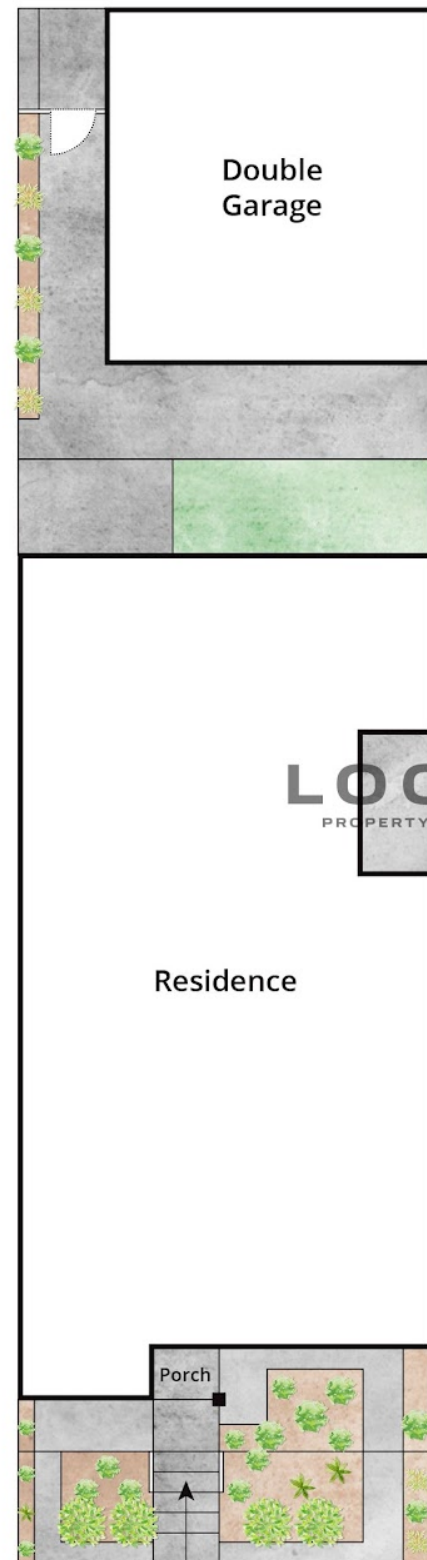
[localpropertyexperts.com.au](http://localpropertyexperts.com.au)



(Not In Position)



Floor Plan



Site Plan

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.

35 Coldstream Avenue, Werribee

LOCAL  
PROPERTY EXPERTS

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