

# FOR SALE

## NORTH-FACING RESIDENCE NEAR RIVERWALK PRIMARY SCHOOL, CHILDCARE & FREEWAY ACCESS

Local Property Experts proudly present this beautifully appointed north-facing family residence, thoughtfully designed to deliver a perfect balance of modern style, comfort, and everyday practicality in one of Werribee's most desirable locations.

From the moment you arrive, the home makes a warm and inviting impression with its charming porch and welcoming entry. Positioned at the front, the spacious master suite offers a peaceful and private retreat, complete with a generous walk-in robe and a well-appointed ensuite featuring a shower and toilet, creating the ideal space to unwind.

The home then unfolds into a light-filled interior where functionality meets contemporary living. At its heart lies the expansive open-plan family and meals area, designed to bring everyone together in a relaxed and comfortable setting.

Overlooking this central space is a beautifully crafted kitchen that will impress any home chef, featuring premium 900mm stainless steel appliances, a stone benchtop, a timeless splashback, and ample pantry storage. The layout is both practical and stylish, making it perfect for everyday cooking as well as entertaining guests.

The accommodation is intelligently zoned to ensure privacy and convenience. Three additional bedrooms, all fitted with built-in robes, are positioned toward the rear and are serviced by a central bathroom with a separate toilet — ideal for family living. Enhancing the home's practicality is a well-appointed laundry with additional linen storage, ensuring everything has its place.

Step outside to the undercover alfresco area, seamlessly connected to the main living space, offering the perfect setting for year-round entertaining or quiet family moments. The low-maintenance backyard further adds to the home's appeal, making it ideal for busy lifestyles.

Additional features include ducted heating and evaporative cooling for year-round comfort, along

4 BED | 2 BATH | 2 CAR

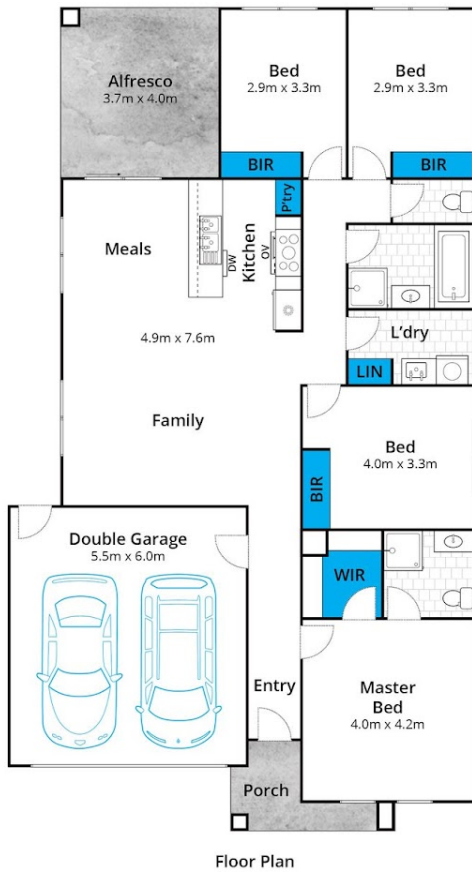
PRICE:  
\$660,000 - \$680,000

OPEN FOR INSPECTION:  
May 23 at 1:00pm - 1:30pm



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Approx Land Area 350m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 49 Alfred Road, Werribee



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.

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