1/87-89 DUNCANS ROAD, WERRIBEE, VIC, 3030









FOR SALE

COMFORTABLE LIVING IN A CENTRAL WERRIBEE LOCATION

Positioned in a convenient pocket of Werribee, this three-bedroom brick home offers a practical layout and a private outdoor entertaining area. Ideal for first-home buyers, downsizers, young families and investors, the home combines everyday comfort with excellent access to local schools, shopping and transport.

Inside, the spacious lounge enjoys plenty of natural light from the large front windows, flowing through to a separate dining area and an adjoining kitchen. The functional U-shaped kitchen offers ample cabinetry, a gas cooktop, oven and a pleasant outlook to the backyard. Warm terracotta floor tiles add character to the main living areas, while all three bedrooms feature generous natural light. The master and second bedrooms also include built-in robes and carpeted floors.

The central bathroom includes a bathtub and vanity, with a separate toilet and dedicated laundry providing added practicality. Further features include split-system heating and cooling, ceiling fan and security screen doors.

Outside, the private and fully fenced backyard offers a low-maintenance setting with concrete flooring throughout and a covered timber pergola, creating a comfortable space for outdoor dining and entertaining. A single-car carport provides convenient off-street parking.

Conveniently located near MacKillop College and Werribee Secondary College, the property is also within easy reach of Werribee Train Station, Werribee Plaza Shopping Centre and Tarneit Road. Additional nearby amenities include Eagle Stadium, Werribee Racecourse, Wyndham City Council, Werribee Police Station and Wyndham Law Courts.

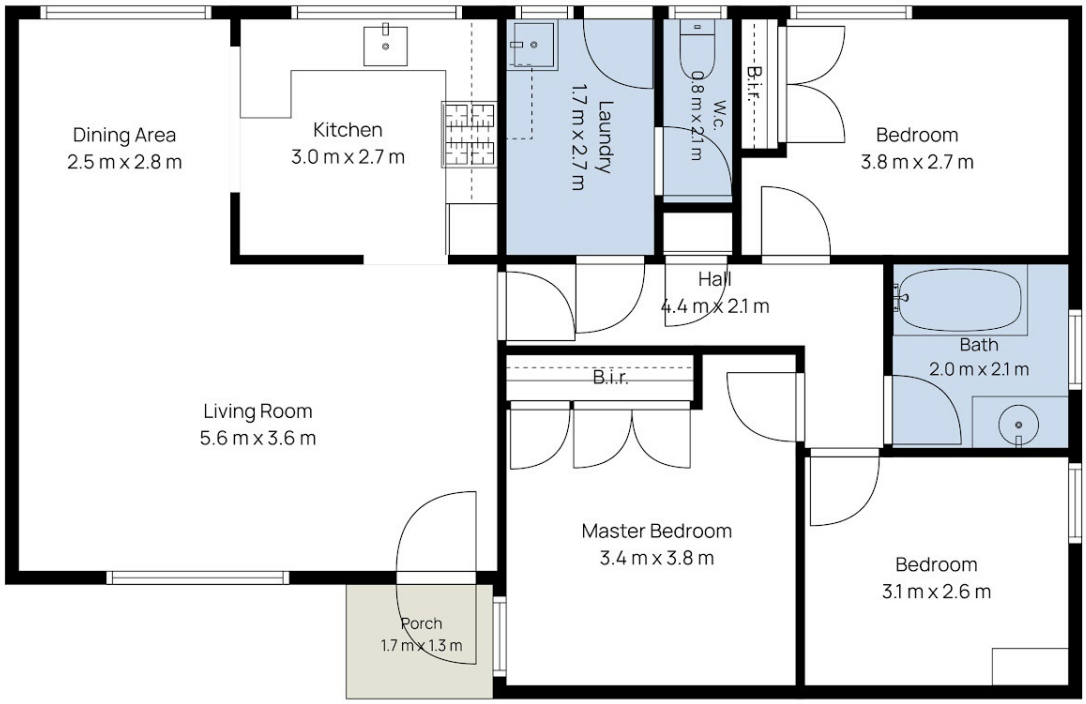
3 BED | 1 BATH | 1 CAR

PRICE:
$415,000 - $445,000

OPEN FOR INSPECTION:
Nov 7 at 11:00am - 11:30am



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TOTAL: 87 m2
1st floor: 87 m2
EXCLUDED AREAS: PORCH: 2 m2, WALLS: 6 m2

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
Floorplan is for illustrative purposes only. Property details and measurements should be confirmed against the Property Price Statement (PPS).

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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