



NEW LISTING



WERRIBEE 5 MONTELLIER DRIVE

4 2 4

A HOME OF DISTINCTION "WATTLE GUM"

Positioned on approximately 753m2 block in the prestigious Wattle Grove Estate is this magnificent home. Comprising three bedrooms, study, storage room / nursery, and upstairs living / bedroom. Double doors welcome you into the entry boasting a water feature and indoor garden area. This takes your attention through glass panelled walls directly to the salt chlorinated solar heated pool with 2 undercover areas. The sunken lounge is complimented with open fireplace and built in wet bar. Fully functional kitchen complete with walk in pantry, 5 burner gas cooktop, range hood and electric oven. Decked pergola area with decking lights and downlights in the roof of the area. Other features include high ceilings with high class decorative granite and quartz tiling, ducted heating and refrigerated cooling, an abundance of natural light, intercom, ducted vacuum and more.

For Sale \$760,000 to \$820,000
Inspect Sat 29 Apr
12:00pm - 12:30pm
Photo ID Required
Agent Trish Farquer
0422 679 019
Rob Westwood
0439 487 818



NEW LISTING



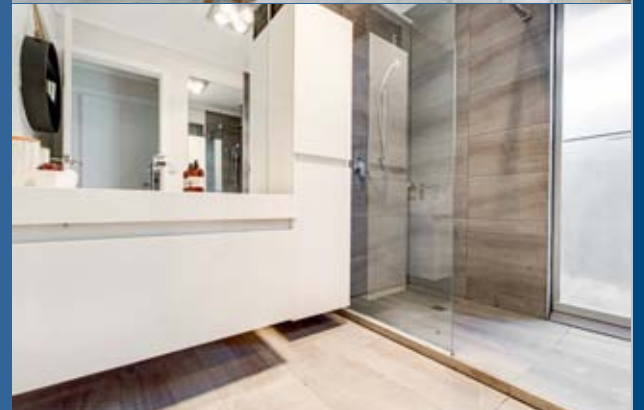
WERRIBEE 5 LODDON COURT

3 1 2

ENTERTAINERS DELIGHT IN QUIET COURT

This three bedroom, bright and airy home offers a creative flow throughout, making a bold statement to simply sit back, relax and start to enjoy all that is on offer. Beautiful timber floorboards in the lounge room lead to the spacious kitchen / dining room. The kitchen / dining area boasts a Tasmanian oak timber kitchen with loads of cupboards and granite topped bench space. A modern touch with newish appliances include 900mm stainless steel oven. Timber French doors open onto the large decked pergola area complete with outdoor blinds to use all year round. This area is perfect for entertaining in style by relaxing in the outdoor five-seater spa. A renovated bathroom is centrally located and the laundry (also renovated). Other features include double garage with rear access roller door for storage of that boat, caravan or trailer on this great size block of approximately 582m2.

For Sale \$425,000 to \$455,000
Inspect Sat 29 Apr
3:00pm - 3:30pm
Photo ID Required
Agent Andrew Cruickshank
0423 248 703
Trish Farquer
0422 679 019





NEW LISTING



MANOR LAKES 16 BARCOO STREET

4 2 2

UNPACK AND START LIVING THE LIFESTYLE

Comprising four bedrooms, master includes walk-in robe and ensuite, the remaining bedrooms are serviced by a classic and modern central bathroom. A spacious kitchen features stainless steel gas cook top, electric oven, range hood and dishwasher, walk-in pantry, plenty of cupboard space, with an adjoining spacious dining and family area and rumpus at the rear of the home. The large outdoor alfresco with huge attached pergola area complete and ready to entertain with outdoor speakers.

Other features include ducted heating, evaporative cooling, blinds and curtains, large garden shed, water feature, water tank with pump, walk-in linen, spacious laundry, double remote garage with direct home access. There is also space and gate access beside the home garage to park another car, boat or trailer.

This home is the complete family package, situated on a generous 868m2 block in the eagerly sought after suburb of Manor Lakes.

For Sale \$595,000 to \$630,000
Inspect Sat 29 Apr 2pm-2:30pm
Sun 30 Apr 11-11:30am
Photo ID Required
Agent Trish Farquer
0422 679 019



NEW LISTING



MANOR LAKES 3 MAYESBROOK ROAD

3 2 2

IMPRESSIVE AND PRACTICAL

- 3 Bedrooms with built-in robes (master with walk-in robe and ensuite)
- 2 Separate living spaces including a formal lounge / study plus an open kitchen / meals / family area
- Kitchen boasts stainless steel appliances including dishwasher and microwave
- Large backyard with open deck area, established gardens plus side access
- Features include ducted heating, evaporative cooling, window furnishings, separate laundry and a double car garage with remote control and internal access
- Allotment of approximately 512m2

For Sale \$420,000 to \$460,000
Inspect Sat 29 Apr 12pm-12:30pm & Sun 30 Apr 11:45am-12:15pm
Photo ID Required
Agent Andrew Cruickshank 0423 248 703
Rob Westwood 0439 487 818



AUCTION SAT 13 MAY



WERRIBEE 35 CARTER AVENUE

2 1 1

A CARTER COTTAGE - YOUR DREAM HOME

- Allotment of approximately 556m2
- 2 Spacious bedrooms
- Large lounge room
- Second living area easily converted to a third bedroom
- Spacious backyard
- Wall heater, single lock up garage with direct home access, small home office / bungalow with power

Auction Sat 13 May 11:30am On Site
Terms 10% Dep/Bal 60 days
Inspect Sat 29 Apr 2:00pm - 2:30pm
Photo ID Required
Agent Eugene Bonanno 0411 882 844
Rob Westwood 0439 487 818

