



### NEW LISTING



**WYNDHAM VALE 43 MOUNT EAGLE WAY**

3 1 4

### FIRST FAMILY HOME OR INVESTMENT

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 it has to offer.

Beautiful polished hardwood timber floors throughout and the warmth of carpet to the bedrooms. The entry leads you to the open lounge complete and cosy with wood fire to sit back, enjoy and relax. The kitchen offers gas cook top, electric wall oven, rangehood and loads of cupboards and bench space. The second living area / study is surrounded by lush bush gardens and a decked and covered pergola area.

Other features include double garage, double carport, ceiling fans, air conditioning, ducted gas heating and block size of approximately 614m2. Quiet and proud location very close to schools, shopping centres and transport, a short distance to the Wyndham Vale train station and also the main street shops, cafes and restaurants.

**For Sale** \$380,000 to \$410,000  
**Inspect** Sat 17 Jun 12-12:30pm  
 Sun 18 Jun 12-12:30pm  
 Photo ID Required  
**Agent** Trish Farquer  
 0422 679 019



### NEW LISTING



**WERRIBEE 8 NURAGI COURT**

4 3 2

### FAMILY LIVING AT ITS BEST

- Approximate allotment of 553m2
- 4 Oversized bedrooms (master with ensuite, built-in and walk-in robes)
- Formal lounge with cedar cathedral ceilings and brick feature walls
- Spacious well-appointed kitchen with dishwasher
- Oversized bedrooms upstairs, cathedral ceilings, shared retreat, large bathroom
- Low-maintenance backyard with paving throughout
- Air conditioners, ceiling fans, gas ducted heating, double remote garage

**For Sale** \$520,000 to \$570,000  
**Inspect** Sat 17 Jun 12:00pm - 12:30pm  
 Photo ID Required  
**Agent** Eugene Bonanno 0411 882 844  
 Rob Westwood 0439 487 818



### NEW LISTING



**MANOR LAKES 3 MACLARENS CLOSE**

3 1 1

### PRIME LOCATION AND CHARACTER

- Allotment of approximately 331m2
- 3 Bedrooms all with built-in robes
- Separate lounge, open plan kitchen meals / living area
- Low-maintenance backyard and outdoor living area
- Ducted gas heating and a single undercover carport
- Currently tenanted returning \$1,151 per calendar month
- Walking and bike tracks, shops and public transport conveniently close by

**For Sale** \$360,000 to \$390,000  
**Inspect** Sat 17 Jun 11:00am - 11:30am  
 Photo ID Required  
**Agent** Rob Westwood 0439 487 818







MORE PROPERTIES LIKE THIS NEEDED



WYNDHAM VALE 3 DRAYTON'S PLACE

3 2 2

WERRIBEE 12 CUMBERLAND COURT

3 1 2

FAMILY HOME IN QUIET COURT

- 3 Bedrooms, 2 bathrooms
- Spacious L-shape lounge with easy care floorboards
- Spacious kitchen / dining room
- Second living complete with Coonara wood fire
- Kitchen / dining area boasts gas cook top, electric wall oven, rangehood and loads of cupboards and bench space which overlooks the generous pergola area
- Glass sliding doors open onto the large paved pergola area completely enclosed
- Double carport, ceiling fans, air conditioning, gas heating

SOLD

Agent Trish Farquer 0422 679 019



LIVE, LAUGH, LOVE!

- Approximately 552m2 in central Werribee
- Large formal lounge in the hub of the home flowing through to the open meals
- Rejuvenated kitchen with Fisher & Paykel gas/electric appliances, dishwasher and timber look floating floors
- 3 Generous sized bedrooms, two with built in robes
- Renovated and bright centrally located bathroom servicing this home
- Double remote car accommodation, gas ducted heating, air-conditioning, tinted front windows, ceiling fans, gated drive way

For Sale \$390,000 to \$420,000

Inspect Sat 17 Jun 11:00am - 11:30am  
Photo ID Required

Agent Kyle Esson 0431 558 815  
Andrew Cruickshank 0423 248 703



are you getting the service you deserve?

A born people-person, Jai has worked in Property Management for the past 17 years.

Combining his highly developed communication skills and his extensive knowledge of property right across Melbourne, Jai has built a reputation on being able to offer excellent customer service that can be relied on for both landlords and tenants alike.

Jai is also proud to lead our mature, committed and highly driven team in managing your investment.

Please call Jai anytime on 0439 845 895 if you would like to discuss your property or require any advice on your residential property management investment.

Jai Grant  
Business Development Manager  
8734 5802 or 0439 845 895  
j.grant@westwoodfn.com.au

