



### NEW LISTING



**WERRIBEE 6 GILES COURT**

4 2 4

### INDOOR-OUTDOOR EXPERIENCE

Comprising four spacious sized bedrooms (master with walk-in robe and ensuite) and all other bedrooms with ceiling fans and built-in robes plus the equally brilliant central bathroom with spa bath that services the remaining bedrooms, a well-appointed modern kitchen with ample storage and bench space helps cater to any event with everything you need from a five burner Delonghi gas cook top, range hood, double wall oven, stainless steel appliances and Bosch dishwasher.

Venturing outside you are greeted by a huge undercover pergola / carport with remote control roller door and a rear double remote garage for your car, trailer or boat storage. All surrounded by a great sized backyard.

Other features include a 5Kw solar panel system, 5000 litre water tank and pump, monitored alarm system, double remote garage and so much more.

**For Sale** \$535,000 to \$585,000

**Inspect** Sat 08 Jul 2-2:30pm  
Sun 09 Jul 11-11:30am  
Photo ID Required

**Agent** Trish Farquer  
0422 679 019  
Rob Westwood  
0439 487 818



### NEW LISTING



**HOPPERS CROSSING 9 NORMANDY CLOSE**

3 2 2

### PACKED WITH POTENTIAL

- Generous 708sqm allotment (approximately) set in a quiet court location, within minutes to reputable schools, shopping centres, Pacific Werribee entertainment precinct and public transport
- 3 Bedrooms with built-in robes (master with walk-in robe and spacious ensuite)
- Large study, huge formal lounge and a big central bathroom
- Open kitchen / meals area, family room
- Large backyard offers an extremely wide side access point and is perfect for the storage of cars, trucks, boats, caravans, etc.

**For Sale** \$465,000 to \$500,000

**Inspect** Sat 08 Jul 12-12:30pm & Sun 09 Jul 12:45-1:15pm  
Photo ID Required

**Agent** 0411 882 844  
Rob Westwood 0439 487 818



### NEW LISTING



**WERRIBEE 17 BOWER DRIVE**

3 1 2

### PRIME POSITION!

- 3 Bedrooms fitted with built-in robes, 2-way bathroom
- Open plan kitchen / meals /family area
- Kitchen includes gas upright stove, range hood and dishwasher plus ample bench and storage space
- 2 Outdoor pergolas plus 2 garden sheds and a large workshop
- Plenty of off street parking and front fence and gate for security
- Split system heating and cooling, ceiling fans, window furnishings, large laundry, floating floors, café blinds and workshop at the rear of the property

**For Sale** \$450,000 to 495,000

**Inspect** Sat 08 Jul 12-12:30pm & Sun 09 Jul 11:45-12:15pm  
Photo ID Required

**Agent** Andrew Cruickshank 0423 248 703  
Rob Westwood 0439 487 818







**AUCTION THIS WEEKEND**



**WYNDHAM VALE 18 FERRY CLOSE**

3 1 2

**GREAT FOR THE FAMILY!**

Situated on a corner allotment of approximately 529m2 this great family home is awaiting your inspection.

Comprising 4 bedrooms (all with built-in robes), study (or possible 5th bedroom / nursery), a centrally located bathroom with separate toilet, living room and kitchen / meals area.

Outdoor living area is complete with decking, double steel garage or workshop with rear side roller door on this great corner block.

Other feature include ducted gas heating and air conditioning and all this located within easy reach of primary schools, sporting facilities, childcare services and shops.

**Auction** Sat 08 Jul 12:45pm  
On Site  
**Terms** 10 Dep, Bal in 60 days  
**Inspect** Sat 08 Jul  
12:15pm - 12:45pm  
Photo ID Required  
**Agent** Rob Westwood  
0439 487 818



**WYNDHAM VALE 13 SUNRISE PLACE**

3 1 2

**NEST OR INVEST**

- On an allotment of approximately 564m2
- 3 Generous sized bedrooms and bright and spacious bathroom with separate toilet
- Good sized lounge room and meals area enough room for the whole family
- High front timber fencing to property, hard wood polished timber floorboards and lock up garage
- Ceiling fans, split reverse system air conditioner, gas wall furnace, great sized pergola and a big backyard

**For Sale** \$380,000 to \$410,000

**Inspect** Sat 08 Jul 11:00am - 11:30am  
Photo ID Required

**Agent** Trish Farquer 0422 679 019  
Kylie Lauterbach 0413 812 718



**WERRIBEE 45 WALLS ROAD**

4 2 3

**THE FAMILY ENTERTAINER**

- 4 Bedrooms plus study, master with walk-in robe and full ensuite
- Formal lounge, formal dining, rumpus/ theatre room and family area
- Kitchen with stainless steel gas cook top, range hood, stainless steel dishwasher, electric wall oven
- Pergola with food preparation area with cupboards, sink and wood fire
- Fully landscaped front and back yards
- Ducted heating, evaporative cooling, quality fixtures and fittings, two garden sheds
- On a generous 568m2 block

**For Sale** \$520,000 to \$570,000

**Inspect** Sat 08 Jul 1:00pm - 1:30pm  
Photo ID Required

**Agent** Trish Farquer 0422 679 019  
Rob Westwood 0439 487 818







### AUCTION THIS WEEKEND



**HOPPERS CROSSING** 17 RIVEREX PLACE

3 2

### CAMBRIDGE CLASSIC

Situated within the reputable Cambridge Primary school zone on an approximate allotment of 541m<sup>2</sup>, this lovely home will be keenly sought after. Featuring three bedrooms with built-in robes (master with walk-in robe and ensuite), a centrally located bathroom, spacious kitchen meals area and a large formal lounge, there is plenty of room for all the family to enjoy. Other features include low maintenance gardens, ample off street parking including double garage, air conditioning, gas heating, fantastic outdoor living area, garden shed and so much more. Only moments away from Pacific Werribee Shopping Centre, child care facilities, medical practices and public transport, this is a home you can call your own.

**Auction** Sat 08 Jul 1:45pm  
On Site  
**Terms** 10% Dep, Bal 60 days  
**Inspect** Sat 08 Jul  
1:15pm - 1:45pm  
Photo ID Required  
**Agent** Rob Westwood  
0439 487 818  
Lachlan Cron  
0498 216 500



### NEW LISTING



**WERRIBEE** 6 RIVERSIDE AVENUE

3 1 2

### PERFECTLY POSITIONED WITH GREAT POTENTIAL

- 3 Bedroom family home positioned in a highly desirable location
- Newly laid carpet
- Kitchen with freestanding four burner stove and ample amount of cupboard and storage space
- Spacious living area
- Large double carport
- 545m<sup>2</sup> (approximately) allotment

**Auction** Sat 15 Jul 12:15pm On Site  
**Terms** 10% Deposit, Balance in 60 days  
**Inspect** Sat 08 Jul 11:00am - 11:30am  
Photo ID Required  
**Agent** Rob Westwood 0439 487 818  
Lachlan Cron 0498 216 500



### AUCTION SAT 15 JULY



**WERRIBEE** 2 MOUBRAY COURT

4 2 2

### IMPRESSIVE AND SOUTH SIDE

- 4 Bedrooms with built-in robes (master with ensuite)
- Kitchen features stainless steel gas cook top, electric oven, range hood, dishwasher
- Rumpus (or fourth bedroom) at the rear of the home
- Family room, rumpus or lounge complete and cosy with open wood fire
- Ducted heating, split system cooling, garden shed, oversized double remote garage with direct home access
- Situated on a generous 613m<sup>2</sup> block in the sought after south side of Werribee

**Auction** Sat 15 Jul 1:15pm On Site  
**Terms** 10% Deposit / Balance 60 days  
**Inspect** Sat 08 Jul 12:00pm - 12:30pm  
Photo ID Required  
**Agent** Trish Farquer 0422 679 019  
Rob Westwood 0439 487 818

