



### NEW LISTING



### WERRIBEE 10 COULTON COURT

3 2 4

#### FAMILY HOME ON OVER 1,000M2

Featuring three large bedrooms (master with ensuite and walk-in robe), and good size study.

Upon entry you are greeted by the formal lounge room which flows through to the kitchen / meals area and second living room. With views of the solar heated pool and spa, the light and airy kitchen / family area boasts cathedral ceilings and offers loads of bench and cupboard space and overlooks the open plan dining / living area.

You'll be everyone's best friend in the summer months with the large in-ground solar heated pool surrounded by sunbathing deck, established gardens, sandpit and cubby house. Side gate access leads to the extensive outdoor entertaining area consisting of paved pergola.

Other great features include four car remote garage heating and cooling, spa bath to the master bedroom, window furnishings, garden shed and much more.

**For Sale** \$650,000 to \$700,000  
**Inspect** Sat 9 Sep 11-11:30am  
Sun 10 Sep 11-11:30am  
Photo ID Required  
**Agent** Trish Farquer  
0422 679 019  
Rob Westwood  
0439 487 818

10COULTON  
to 0428 440 958  
for more info



### AUCTION SAT 23 SEP



### HOPPERS CROSSING 12 STRANG STREET

3 2 2

#### PERFECT PLACE, PRESENTATION AND POSITION

- 3 Bedrooms with built-in robes, master with ensuite
- Open plan kitchen / meals, living zone
- Kitchen with stone bench tops & 900mm appliances including, induction cooktop, oven, dishwasher and rangehood
- Freshly polished timber floors, freshly painted and rendered, under-floor ducted heating, evaporative cooling, near-new gas hot water system

**Auction** Sat 23 Sep 1:30pm On Site

**Terms** 10% Deposit / Balance 60 days

**Inspect** Sat 9 Sep 12-12:30pm & Sun 10 Sep 12:30-1pm  
Photo ID Required

**Agent** Kyle Esson 0431 558 815  
Rob Westwood 0439 487 818

12STRANG  
to 0428 440 958  
for more info

### NEW LISTING



### WERRIBEE 8 THOMPSON COURT

3 1 1

#### LIVE IN, RENOVATE, INVEST, DEVELOP!

- 3 Bedrooms, (master with built-in robes)
- Centrally located bathroom
- Large formal lounge room with plenty of room for entertaining family and friends
- Spacious backyard which features a timber decking area
- Gas wall heater, carport, established gardens, garden shed, ceiling fan and more

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

**Inspect** Sat 9 Sep 2-2:30pm & Sun 10 Sep 11:45-12:15pm  
Photo ID Required

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

8THOMPSON  
to 0428 440 958  
for more info



**TARNEIT 39 NOTTINGHAM CRESCENT**

3 2 1

**NEST OR INVEST**

- 3 Bedrooms with built-in robes (master with walk-in robe and en-suite), central bathroom
- 2 Separate living areas, front formal lounge and dining area plus an open kitchen / meals / family room
- Kitchen with stainless steel appliances plus ample bench and storage space
- Low maintenance backyard with paved patio area for summer entertaining
- Ducted heating, split system cooling and a single car garage with internal access

**For Sale** \$420,000 to \$450,000

**Inspect** Sat 09 Sep 3:00pm-3:30pm  
Photo ID Required

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



39NOTTINGHAM  
to 0428 440 958  
for more info

**WERRIBEE 44 RIVERSDALE DRIVE**

4 2 2

**RIVERFRONT LIFESTYLE**

- 4 Bedrooms (3 bedrooms with walk-in robes and master with ensuite)
- Family room, dining area, spacious lounge and theatre room
- Fully decked pergola perfect for entertaining
- Kitchen with stone bench tops and ample storage, Blanco stainless steel equipment, Miele dishwasher and walk-in pantry
- Ducted heating, evaporative cooling, 2 x split system air conditioners, ducted vacuum, high ceilings, walk-in linen room, powder room
- Approximate 760m2 block

**For Sale** \$850,000 to \$900,000

**Inspect** Sat 09 Sep 1:00pm - 1:30pm  
Photo ID Required

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



44RIVERSDALE  
to 0428 440 958  
for more info



**WYNDHAM VALE 12 MAYFAIR STREET**

3 1 1

**ADVANCE TO MAYFAIR!**

- 3 Bedrooms with built-in robes (master with walk-in robe), 2-way bathroom
- Open plan living space including kitchen, meals and family room
- Kitchen with gas cook top, electric oven and plenty of bench and storage space
- Great low maintenance backyard complete with pergola and decked area
- Ducted heating, split system cooling, window furnishings, security doors, fly screens, light fittings, separate laundry, garden shed and oversized single carport

**Private** \$350,000 to \$385,000

**Inspect** Sat 09 Sep 12:00pm - 12:30pm  
Photo ID Required

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



12MAYFAIR  
to 0428 440 958  
for more info

**WERRIBEE 43 DELMONT STREET**

4 2 3

**FAMILY HOME IN WESTLEIGH GARDENS**

- Large formal sunken lounge and dining and rumpus
- 3 Bedrooms, two with built-in robes, master with walk-in robe and ensuite
- Kitchen with gas cook top, electric wall oven, built-in microwave and dishwasher
- Enclosed outdoor area with wood fire heating and back up energy saver heating
- Another spacious room currently set up as a home hairdressing business (could also suit any other small home business)
- Approximately 1019m2 land size with veggie garden and fruit trees
- Alarm system, ducted heating, split system cooling, water tank, 5kW solar (20 Panels)

**For Sale** \$630,000 to \$680,000

**Inspect** Sat 09 Sep 12:00pm - 12:30pm  
Photo ID Required

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



43DELMONT  
to 0428 440 958  
for more info