



**NEW LISTING**



**AUCTION SAT 7 OCT**



**WERRIBEE 8 PERRY ROAD**



**BRAND NEW AND READY FOR YOU**

- 470 sqm block
- 27.18 squares of living including double garage and alfresco area
- Main bedroom with walk-in robe and ensuite with oversized shower, double vanity
- Generous sized 3 bedrooms to the rear of the house all with built-in robes
- Upgraded kitchen with stone benchtops, 900mm s/s appliances, dishwasher, walk-in pantry
- Double garage, ducted gas heating, 2700mm high ceilings, walk in linen cupboard and a huge double linen cupboard to the laundry

**For Sale** \$525,000 to \$575,000

**Inspect** Contact Agent

Photo ID Required

**Agent** Rob Westwood 0439 487 818  
Lachlan Cron 0498 216 500



8PERRY  
to 0428 440 958  
for more info

**WERRIBEE 11 KAYDEN COURT**



**LOCATION, DESIGN AND QUALITY**

- 3 Bedrooms all with built-in robes (master with ensuite and walk-in robe)
- Central bathroom
- Study nook
- Kitchen with stainless steel 900mm upright cook top, range hood and dishwasher
- Ducted heating, evaporative cooling, 9ft square set ceilings, decked alfresco, low maintenance garden intercom system and a double car garage

**Auction** Sat 07 Oct 1:30pm On Site

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

**Inspect** Sat 30 Sep 12-12:30pm, Fri & Sun 12:45 - 1:15pm  
Photo ID Required

**Agent** Rob Westwood 0439 487 818  
Lachlan Cron 0498 216 500



11KAYDEN  
to 0428 440 958  
for more info

**AUCTION SAT 14 OCT**



**AUCTION SAT 14 OCT**



**HOPPERS CROSSING 42 BETHANY ROAD**



**IMMACULATE AND PRACTICAL**

- 3 Bedrooms with built-in robes (master with walk-in robe and ensuite)
- Centrally located bathroom
- 2 Living areas including a large formal lounge plus an open kitchen / meals / family area
- Kitchen boasts gas cook top, electric oven, range hood & dishwasher
- Huge backyard complete with pergola, established gardens plus side access
- Ducted heating, garden shed, and an extra-large double car garage

**Auction** Sat 14 Oct 11:45am On Site

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

**Inspect** Sat 30 Sep 11-11:30am, Fri & Sun 1:45pm - 2:15pm  
Photo ID Required

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



42BETHANY  
to 0428 440 958  
for more info

**WERRIBEE 141 WALLS ROAD**



**SUB-DIVISION POTENTIAL!**

- 3 Bedrooms all with built-in robes, (master with walk-in robe)
- Kitchen / meals area overlooking the back yard & formal lounge room
- Air conditioning, gas heating, dishwasher and wide side access
- Block of 536m2 (approximately), with Potential to subdivide (STCA)

**Auction** Sep 14 Oct 2:15pm On Site

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

**Inspect** Sat 30 Sep 12-12:30pm, Fri & Sun 12-12:30pm

**Agent** Charlie Wallia 0430 435 756  
Rob Westwood 0439 487 818



141WALLS  
to 0428 440 958  
for more info



**WERRIBEE 2/21-22 POTOMAC CLOSE**



**WERRIBEE 10 COULTON COURT**



**INVESTMENT OPPORTUNITY**

- 3 Bedrooms fitted with built-in robes
- Central bathroom, open kitchen / meals / family area
- The kitchen with a gas cooktop, electric underbench oven, range hood, dishwasher
- Split system heating and cooling, gas wall furnace, window furnishings and a single car garage
- Currently tenanted and returning \$1173.00 per calendar month

**For Sale** \$365,000 to \$400,000  
**Inspect** Sat 30 Sep 12:00pm - 12:30pm  
 Photo ID Required  
**Agent** Trish Farquer 0422 679 019  
 Rob Westwood 0439 487 818



21POTOMAC  
 to 0428 440 958  
 for more info

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

- Within the ever popular estate of Westleigh Gardens
- 3 Bedrooms (master with ensuite and walk-in robe), good size study
- Formal lounge room
- Kitchen / meals area and second living room
- Kitchen which offers loads of bench and cupboard space
- 4 Car remote garage complete with heating and cooling, spa bath to the master bedroom, window furnishings, garden shed

**For Sale** \$650,000 to \$700,000  
**Inspect** Sat 30 Sep 1:00pm - 1:30pm  
 Photo ID Required  
**Agent** Trish Farquer 0422 679 019  
 Rob Westwood 0439 487 818



10COULTON  
 to 0428 440 958  
 for more info

**NEED MORE HOMES LIKE THIS**



**WYNDHAM VALE 232 MCGRATH ROAD**



**WALK TO SCHOOL...**

- 3 Bedrooms and 2 bathrooms
- Lounge with easy care floorboards
- Spacious kitchen / dining room
- Kitchen / dining area with gas cook top, electric wall oven and range hood
- Double carport, ceiling fans, air conditioning, gas ducted heating
- Block size of approximately 528m2

**UNDER CONTRACT**

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



232MCGRATH  
 to 0428 440 958  
 for more info

**NEED MORE HOMES LIKE THIS**



**WYNDHAM VALE 3 CHAPMAN DRIVE**



**NEST OR INVEST**

- 3 Bedrooms with built-in robes (master with walk-in robe and ensuite)
- Central bathroom
- 2 Separate living areas
- Kitchen boasts 900mm stainless steel appliances, walk-in pantry, Bellissimo electric oven and Bosch dishwasher
- Low maintenance backyard
- Ducted heating, split system cooling, ceiling fans, security doors, fly screens, light fittings, floor coverings, window furnishings and a double car garage

**Under Contract**

**Agent** Charlie Wallia 0430 435 756  
 Rob Westwood 0439 487 818



3CHAPMAN  
 to 0428 440 958  
 for more info