



AUCTION THIS SATURDAY



WERRIBEE SOUTH 17 PERCH CLOSE

3 2 2

AUCTION 7TH OCTOBER

Offering a generous floor plan comprising three generous sized bedrooms all with built-in robes (master with walk-in robe and ensuite), this home is certainly one to pop on the inspection list.

The relaxed open plan kitchen is conveniently positioned for the entertainer, offering a handy sized island bench complete with loads of room for stools as a funky breakfast bar. The adjoining dining area flows to a spacious, light filled lounge area.

Looking out from the kitchen area is an impressive semi-enclosed pergola area. The garage offers rear access and there is also side gate access at the side of the corner property that leads to a 9 x 5m and 3.6m high carport just perfect for the boating and fishing enthusiast.

Some features include ducted heating, split system cooling, water tank and on an allotment of approximately 608m2.

Auction Sat 10 Oct 12:30pm
On Site
Terms 10% Dep / Bal 60 days
Inspect Sat 7 Oct
12:00pm - 12:30pm
Photo ID Required
Agent Trish Farquer
0422 679 019
Rob Westwood
0439 487 818

17PERCH
to 0428 440 958
for more info



AUCTION THIS SATURDAY



WERRIBEE 11 KAYDEN COURT

4 2 2

LOCATION, DESIGN AND QUALITY

Situated on an allotment of approximately 325m2, is perfectly tucked away in a super-quiet court location close to the best schools, public transport and within a stone's throw away from the beautiful Werribee River.

With three great sized bedrooms plus a study, the master bedroom offers an ensuite and walk-in-robe with the remaining two bedrooms (both complimented by built-in robes) surrounding the second bathroom.

The kitchen boasts an array of inclusions you would come to expect in a quality home, such as a stainless steel 900mm upright cook top, range hood, dishwasher and topping it all off with ample bench and storage space.

Venturing outside you are greeted by a decked alfresco area with built-in seats for all your entertaining needs complimented by a very low maintenance garden.

Other features include ducted heating, evaporative cooling, 9ft square set ceilings, intercom system and a double car garage.

Auction Sat 07 Oct 1:30pm
On Site
Terms 10% Dep / Bal 60 days
Inspect Sat 7 Oct
1:00pm - 1:30pm
Photo ID Required
Agent Rob Westwood
0439 487 818
Lachlan Cron
0498 216 500

11KAYDEN
to 0428 440 958
for more info





AUCTION SAT 21 OCT



WERRIBEE 4 WEEDEN DRIVE

3 1 2

STYLE FROM FRONT TO BACK

- 3 Bedrooms with built-in robes
- Formal lounge area
- Kitchen with stainless steel appliances
- Renovated central bathroom
- Outdoor decked entertainment area
- 529m2 allotment (approximately)

Auction Sat 21 Oct 12:45pm On Site
Terms 10% Deposit / Balance 60 days
Inspect Sat 7 Oct 11-11:30am & Sun 8 Oct 11-11:30am
 Photo ID Required
Agent Rob Westwood 0439 487 818
 Lachlan Cron 0498 216 500



4WEEDEN
to 0428 440 958
for more info

AUCTION SAT 21 OCT



WERRIBEE 1 COOTAMUNDRA COURT

3 2 2

CONTEMPORARY LIVING SOUTH SIDE OF WERRIBEE

- 3 Bedrooms with built-in robes (master with walk-in robe & ensuite)
- Kitchen with electric wall oven, range hood
- Ducted heating, double garage with drive through access
- Backyard complete with pergola
- 524m2 allotment (approximately)

Auction Sat 21 Oct 1:45pm On Site
Terms 10% Dep / Bal 60 days
Inspect Sat 7 Oct 2:30-3pm & Sun 8 Oct 11:50-12:20pm
 Photo ID Required
Agent Rob Westwood 0439 487 818
 Lachlan Cron 0498 216 500



1COOTAMUNDRA
to 0428 440 958
for more info

AUCTION SAT 14 OCT



HOPPERS CROSSING 42 BETHANY ROAD

3 2 2

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 7 Oct 2:00pm - 2:30pm
 Photo ID Required
Agent Andrew Cruickshank 0423 248 703
 Rob Westwood 0439 487 818



42BETHANY
to 0428 440 958
for more info



WERRIBEE 2/21-22 POTOMAC CLOSE

3 1 1

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 7 Oct 11:00am - 11:30am
 Photo ID Required
Agent Trish Farquer 0422 679 019
 Rob Westwood 0439 487 818



21POTOMAC
to 0428 440 958
for more info