

35 Hawkesbury Rd, Werribee, VIC 3030

Sold - 17/06/2020

House 3 2 1



## Reap the Rewards

Inspection by private appointment available via registration. To book for your private inspection, select Book An Inspection/Request Private Inspection in the Private inspections/Inspection Times section on this page. Alternatively, to organise a private inspection or live video inspection, please contact John Camilleri on 0414 778 940 or email [john.camilleri@ljhooker.com.au](mailto:john.camilleri@ljhooker.com.au)

### Open for Inspection

By Appointment.

LJ Hooker Point Cook presents 35 Hawkesbury Road, Werribee. Inject modern upgrades and contemporary style into this three-bedroom brick home. While a lick of paint and a little elbow grease will breathe new life into these solid bones, this property is perfectly livable as is, ideal for first home buyers and investors who wish to bump up the charm one room at a time. Situated on a sensational 552m2 (approx) block within the thriving suburb of Werribee, this is an investment that will surely reap the rewards.

- Spanning a single-storey, this home boasts two spacious living zones, each bright, airy and well-presented.
- The well-equipped kitchen includes timber cabinetry, cooking appliances including under bench oven, gas cooktop, rangehood and dishwasher, pantry and large windows overlooking the outdoor entertaining space.
- Accommodation includes three bedrooms, each with built in robes and sharing access to the family bathroom with bath. The master suite is generous in size and includes its own en suite.
- The expansive 552m2 (approx) block offers privacy and space, the fully fenced yard offering shady trees and lush green lawn, easily enjoyed from the covered pergola, a sanctuary from the urban hustle and bustle.
- Additional features of this charming home include a single garage plus ample off-street parking, separate laundry, ducted heating, split-system air conditioning, a recently restored roof and updated guttering.

Werribee offers everything residents could possibly need, including street style shopping precincts plus Pacific Werribee Shopping Centre. Local favourites including Werribee Open Range Zoo, Werribee Mansion & Werribee Park Golf Club which are all just a short drive away, as is easy access to the freeway and public transport facilities. Families will benefit from local schools and kindergartens including Westgrove Primary School, Wyndham Central College and Bethany Catholic Primary School.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

### Listed By

John Camilleri

Phone: (03) 9975 7080

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