

**1/16 Cootamundra Court, Werribee, Vic 3030**



**Townhouse For Sale**

Sunday, 10 March 2024

1/16 Cootamundra Court, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 215 m2**

**Type: Townhouse**



James Antonio  
0401889248



Dane Bouch  
0499655382

**\$585,000 to \$629,000**

Encouraging easy living, this stunning 3 bedroom, double storey townhouse tempts the lifestyle savvy with its stylish interior and its sought-after Werribee south side location. Awash with plentiful natural light, the home's functional design with separate kitchen, meals and family zone and is adorned with new carpets and engineered floors for practicality and longevity. Reserved for sleeping, upstairs offers 2 great sized bedrooms both with walk in-robos, master with ensuite (separate 3rd bedroom downstairs). Light and bright family bathroom with separate toilet. Outdoor entertaining is ready with an extensive decking ready to cater for the biggest of gatherings and a minimalist back yard ready for your own touches. A very rare find is also side access for a boat or caravan. Freshly painted throughout and enhanced by a powder room, full-sized laundry, ducted heating, split system air conditioner, ample storage plus double garage. Enjoying a supremely convenient location with easy access to Duncan's Road for a quick commute to both Melbourne CBD and the new Geelong entry ramp freeway upgrade. You can even walk along the federation trail and Werribee River to Watton Streets restaurants and cafes and the many highly sought-after school zones such as Werribee Secondary, Werribee Primary, Corpus Christi and MacKillop College. (PHOTO ID REQUIRED AT OPEN FOR INSPECTION)'At YPA Estate Agents, our service will move you'