

**1 Loyola Road, Werribee, Vic 3030**



**House For Sale**

Monday, 20 May 2024

1 Loyola Road, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 611 m2**

**Type: House**



Tony Vercher  
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## \$650,000 to \$700,000

This perfectly located three-bedroom home in the heart of Werribee with subdivision possibilities (STCA) is positioned on a 610m<sup>2</sup> of blue chip land. With numerous options the home is immaculately maintained and move in ready so don't waste any time. Located in the highly sought-after South side pocket of Werribee within easy distance of Werribee Secondary College, MacKillop College and Corpus Christi Primary School and just a short drive to the Duncans Road interchange and Werribee CBD, all your key amenities are just a stone's throw from your door! A secure entrance features as you arrive and then you will be immediately impressed by the condition of this home, it is impeccable throughout. An oversized living area located at the front of the home will be where you can relax with family and friends and the beautiful drapes may have you using the space as a theatre room when kids have their friends around. The lounge room flows into the stunningly upgraded kitchen/dining area and is a perfect set up for families. The kitchen features beautiful benchtops that can double as a breakfast bar, stainless appliances throughout and ample storage. The home features three bedrooms in total, the master bedroom offers beautiful plush carpet, a ceiling fan, private ensuite and a walk in robe located at the front of the home. The remaining bedrooms are of great size, featuring built-in wardrobes and serviced by a central bathroom and separate toilet. Externally, you will be blown away by the sheer size of the backyard, perfect for young kids to run around and perfect for entertaining in the warmer months. The oversized double garage is a showstopper and can easily be used for tinkering around, additional storage or even convert to a man/woman cave if your heart desires. Plenty of space for caravan storage, trailers or even cars offering you the lifestyle and convenience that you have been waiting for. Come and check it out with our team! Additional features include: - Roller shutters throughout - Fujitsu split system heating & cooling - Garden shed - Side access - perfect for boats, caravans - Crimsafe security doors - Security cameras

**DISCLAIMER:** All stated dimensions are approximate only. Particulars & photos given are for general information only and do not constitute any representation on the part of the vendor or agent. \*Please note: Any open times displayed are current at the time of publishing but may be changed at any time. We recommend checking the listing prior to attending to confirm if the open home information is still current.