

**11 Beela Walk, Werribee, Vic 3030**



**Sold Townhouse**

Wednesday, 29 November 2023

11 Beela Walk, Werribee, Vic 3030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 111 m2**

**Type: Townhouse**



Lachlan Cron  
0423917198

**\$437,000**

Only a few years old, lovingly maintained and located in the well-known Harpley Estate, renowned for its family-friendly community and abundance of amenities. Perfectly positioned directly across from Carinya Park Playground and only a stone's throw away from St Joseph's Catholic Primary School, Wyndham Vale & Manor Lakes Shopping Centre, Lollypop Creek Primary School and access to walking trails, and scenic lakes, providing endless opportunities for outdoor recreation and relaxation. The ground floor welcomes you into an open-plan kitchen, living and meals area that creates a warm and inviting atmosphere. The modern kitchen boasts ample storage space and high-quality appliances that make cooking a joy. The living area opens to a beautifully landscaped and private outdoor area that is perfect for relaxing or entertaining guests. The first floor comprises two spacious bedrooms, master bedroom with a walk-in robe and ensuite/two way bathroom with the second bedroom consisting of a built-in robes. Other features include a separate front study area, split system heating & cooling, wall heaters, downlights throughout, downstairs powder room, spacious laundry, solar gas hot water and a single oversized garage at the rear. Only a short drive away from local shops, Wyndham Vale Train Station, easy access to the M1 freeway to Melbourne and Geelong and reputable schools and parks. Don't miss the opportunity to own this impressive townhouse in the Harpley Estate. Contact us today to arrange a viewing and secure your dream home!