

**13 Magellan Crescent, Werribee, Vic 3030**



**Sold House**

Saturday, 11 November 2023

13 Magellan Crescent, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 392 m2**

**Type: House**



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**\$648,000**

The area offers a range of convenient services, recreational activities, and educational opportunities for residents to enjoy. Including; Pacific Werribee Shopping Centre, Werribee Park and Mansion, Werribee Open Range Zoo, Werribee Mercy Hospital, Werribee Train Station and convenient access to local bus services. Highly sought after schools are also within reach including Werribee Primary, Werribee Secondary and Corpus Christi Primary School. Welcome to 13 Magellan Crescent, Werribee! This exceptional property presents a comfortable and stylish living environment, perfect for families seeking a modern and convenient lifestyle. Situated on a generous 392m<sup>2</sup> approx. block, this home offers a range of desirable features that make it truly stand out. The master bedroom is a luxurious retreat, complete with a walk-in robe equipped with Elfa shelving and a private ensuite bathroom, providing a haven of relaxation and convenience. The remaining three bedrooms are equally impressive, featuring built-in robes that offer ample storage space for all occupants. Another outstanding feature of the home that sets it apart from the rest is the 3 out of the 4 bedrooms have breathtaking wall murals. Upon entering the home, you'll be greeted by a welcoming front lounge, creating a warm and inviting atmosphere for both residents and guests. The open plan kitchen, living, and dining area is the heart of the home, designed to foster seamless interaction and effortless entertaining. The well-appointed kitchen is equipped with stainless steel appliances, adding a touch of elegance and functionality to the space. The central family bathroom services the additional bedrooms, ensuring convenience and comfort for all family members. Step outside and you'll discover an outdoor pergola, perfect for alfresco dining and entertaining. The landscaped front and backyard enhance the overall appeal of the property, providing a serene and picturesque setting. Inside, the wooden floors throughout the home exude a sense of warmth and sophistication. The property is equipped with ducted heating and split system cooling, ensuring year-round comfort for all occupants. Downlights add a modern touch and create a welcoming ambiance. In addition, the backyard features synthetic grass, offering a low-maintenance and visually appealing outdoor area for relaxation and play. The 2.5 car garage ensures secure parking for your vehicles and additional storage space. Located in the desirable suburb of Werribee, this property offers easy access to local amenities, schools, parks, and public transport, making it an ideal place to call home. Don't miss the opportunity to make 13 Magellan Crescent your own. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer!