

# 2 Callanan Grove, Werribee South, Vic 3030



## Sold House

Saturday, 2 March 2024

2 Callanan Grove, Werribee South, Vic 3030

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 547 m2

Type: House



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**\$642,500**

Seize this opportunity to break into an exclusive seaside location with a lifestyle you can only dream of incredibly private while equally convenient. Only moments from the Wyndham Harbor development and beach front this is the lifestyle many dream of! This impressive and spacious home is set in a picturesque streetscape and offers the ultimate combination of family living and a lifestyle not found anywhere else! With quality finishes throughout and a flexible layout this home ticks all the boxes.

- Four generous bedrooms plus study, main bedroom includes walk in robe and en suite bathroom with vanity and shower
- Extensive living areas cater to any occasion and include formal lounge with wood heater for cosy winter warmth, plus open plan kitchen/family/meals area with outlook to huge deck
- A well-appointed updated kitchen includes generous work space, classic white cabinetry, granite tops and stainless steel appliances
- Outside is where this home truly excels with a large garden offering plenty of room for children to play plus a huge wrap around decked area for year round entertaining and enjoyment, established plantings and high fences ensure this is your own private escape
- Features include split system units, double width garage with rear access and additional third space, additional storage shed, water tank, quality fittings throughout and attractive established garden setting with mature plantings

All that this home offers plus a highly desirable location in a tightly held pocket will surely excite. The Wyndham Harbor Marina precinct nearby make this is an excellent opportunity to secure a prime property in an area that's only a short stroll to the beach, walking tracks and parks.

Note: Information contained on any marketing material, website and all other portals should not be relied upon. You should make your own enquiries and seek your own independent advice in relation to any property advertised. Physical inspections are always recommended prior to any purchase.