

**20 Elgata Way, Werribee, Vic 3030**



**House For Sale**

Saturday, 9 December 2023

20 Elgata Way, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 459 m2**

**Type: House**



Amit Kajal  
0380017300



Milan Neotane  
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**\$649,000 - \$689,000**

Welcome to your dream family home nestled in the thriving Harpley Estate of Werribee. This inviting residence boasts a seamless blend of comfort and style, making it an ideal haven for family living. With a focus on functionality, the home features a generously sized master bedroom complete with a walk-in robe and en-suite, providing a private retreat. Three additional well-proportioned bedrooms with built-in robes offer ample space for the entire family. The heart of the home unfolds into a smooth-flowing meals and living area, complemented by a separate rumpus room, ideal for entertaining guests or spending quality time with the family. The open-plan kitchen is equipped with stainless steel appliances, a dishwasher, and stone benchtops, creating a perfect culinary space. The property's thoughtful design extends to include modern conveniences such as ducted heating, evaporative cooling, and solar panels for an eco-friendly touch. With a remote-controlled double car garage, outdoor alfresco, and a low-maintenance backyard, this family home is poised to impress and awaits your personal touch. Conveniently positioned near schools, parks, shopping complexes, and the train station, it offers the perfect blend of comfort and accessibility.

**Key Features:** Solar Panels  
Spacious carpeted rumpus room as well as a separate living and dining area  
Large master bedroom with walk-in robe and ensuite  
Plush carpeting in all bedrooms.  
Stainless steel appliances in the kitchen  
Stone benchtops in the kitchen as well as a breakfast bar  
Evaporative cooling and ducted heating for year-round comfort.  
Pergola

**Location:** Walcom Ngarrwa Secondary College (opening 2024) - 1.12 km  
Manor Lakes P-12 College - 3.1 km (Years: Prep to 12)  
Wyndham Central Secondary College - 3.92 km (Years: 7 to 12)  
Wyndham Vale Primary School - 0.56 km (Years: Prep to 6)  
Lollypop Creek Primary School - 1.19 km (Years: Prep to 6)  
Iramoo Primary School - 1.57 km (Years: Prep to 6)  
Laa Yulta Primary School (opening 2024) - 2.14 km  
Steps away from Wallaby child care  
Steps away from various amenities, including restaurants, a KFC outlet, a 7-11 convenience store, and beauty salons.  
Shopping convenience with Manor Lakes Shopping Centre just a 5-minute drive away.

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>