

**23 Cormorant Crescent, Werribee, Vic 3030**



**Sold House**

Friday, 17 November 2023

23 Cormorant Crescent, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 624 m2**

**Type: House**



Vik Monga



Bhupendra Bobby Singh  
0477194342

**\$531,000**

Reliance Real Estate proudly presents this beautiful family home, positioned within one of Werribee's most sought after locations and in Werribee Secondary School Zone. 23 Cormorant crescent Werribee is a great home on a 624m<sup>2</sup> block within close proximity to parklands, Werribee river, Werribee Town Centre, Bus transport, Pacific Werribee Shopping Centre, and close access to Werribee train Station and Princess Freeway. Rental Estimate - \$450pw This is a fantastically built, well-established family home that boasts impressive street appeal whilst providing a cozy atmosphere inside.\* Three bedrooms a spacious living area greeting you when you first enter the home, kitchen and Meal's area catering for all the family needs. \*This magnificent home also includes a wall heater, split system, under cover pergola area, side access of the home for a boat, trailer and caravan, or potential sub-division (STCA) for Unit or Townhouse and of course not to miss is the beautifully manicured front yard and backyard.The backyard outdoor area and is going to be your pride statement when you host large family and friend gatherings to party, wine, dine. Feel like you are on holiday every day.This unmatched home must be seen to be believed.It is perfectly positioned, with fantastic opportunity to live near the Werribee Town Centre, Pacific Werribee, Gyms, Restaurants, Werribee Train Station. This home will provide one lucky buyer with the opportunity to own their dream. Features of the house are:Three bedroomsLiving areaSeparate laundryLarge backyard for kids to run aroundSide access for potential subdivision (STCA)New FlooringFreshly paintedRental Estimate - \$450pwSchools Zones: # Werribee Secondary College # Wyndham Park Primary School Location Features: # 3 Minutes walk to Bus Stop - 170 # 5 Minutes drive to Werribee Train Station # 6 Minutes drive to Pacific Werribee Shopping Centre # 5 Minutes drive to Werribee Town Centre# 6 Minutes drive to Princess HighwayThis beautifully presented home ticks all the boxes and must be seen to be believed Photo ID is a must for all inspections.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 Checklist:<http://www.consumer.vic.gov.au/duediligencechecklist>