

**35 Morgan Crescent, Werribee, Vic 3030**



**House For Sale**

Wednesday, 6 December 2023

35 Morgan Crescent, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 299 m2**

**Type: House**



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**\$580,000 - \$620,000**

There is not a thing for you to do, just move in and relax and enjoy the low maintenance lifestyle that you have been searching for. You will have everything at your fingertips in this location yet still be nestled away in a quiet pocket of Werribee. Perfect for first home buyers, downsizers or even investors in a booming rental market! Freeway access to Geelong & Melbourne CBDs are literally just minutes away! A sought-after school zone with Werribee Secondary & MacKillop Colleges & both Corpus Christi & Werribee Primary Schools is also only minutes away! Walking & cycling tracks along with playgrounds all waiting for you to enjoy, along with the bustling cafes, restaurants & pubs that Watton Street now offers. Greeted by a modern facade and lovely natural light as you enter, you will find the home both inviting and well designed. The master bedroom located at the front of the home is impressive with sheer curtains adding an elegant modern touch, neutral carpet for comfort, a generous walk-in wardrobe & an ensuite ensuring all your needs are met. The remaining bedrooms are fitted out with built in wardrobes and offering the neutral color palate that most people love these days. A central bathroom and separate toilet will accommodate the kids or guests. The open plan living space at the rear of the home encapsulates modern living with low maintenance flooring, plenty of natural light streaming in and lots of space to relax in. The kitchen is perfect for entertaining with great bench space and the essentials like gas cooking, dishwasher and great storage also feature. The best part of this home is the ability to spill out onto the low maintenance undercover deck area enjoying the lush greenery around you, again perfect for entertaining in the warmer months & you can even step down onto the grassed area and have a game of croquet or kick a ball. Additional features of ducted heating & cooling throughout, single car garage, shed and a lovely established garden all included. This home is the perfect package in an ideal position so pop along to the next open home and see if you can make it yours. **DISCLAIMER:** All stated dimensions are approximate only. Particulars & photos given are for general information only and do not constitute any representation on the part of the vendor or agent. \*Please note: Any open times displayed are current at the time of publishing but may change at any time. We recommend checking the listing prior to attending to confirm if the open home information is still curren