

# 36 Everwin Drive, Werribee, Vic 3030



## Sold House

Monday, 27 May 2024

36 Everwin Drive, Werribee, Vic 3030

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 408 m<sup>2</sup>

Type: House



Sunny Sharma  
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**\$547,000**

Ace Real Estate proudly presents 36 Everwin Drive, Werribee . Nestled in a sought-after location, this delightful 3-bedroom, 1-bathroom home offers comfort, convenience, and a welcoming atmosphere. Situated on a generous 408m<sup>2</sup> parcel of land, this property boasts a prime position close to local amenities including schools, parklands, Eagle Stadium, and Werribee Train Station, making it an ideal choice for families and commuters alike.

**Key Features:**

- Three Bedrooms:** The home features three spacious bedrooms ( Main Bedroom with WIR) and remaining 2 with BIRs providing ample accommodation for a growing family or guests. Each room is designed with comfort and relaxation in mind, offering plenty of natural light and storage space.
- Beautiful Kitchen:** Prepare meals with ease in the beautiful kitchen featuring a gas cooktop and dishwasher. Whether you're a culinary enthusiast or simply enjoy cooking for loved ones, this well-appointed kitchen is sure to inspire your culinary creations.
- Open Plan Meals and Family Area:** The heart of the home is the open plan meals and family area, where loved ones can gather and create cherished memories together. This versatile space seamlessly connects the kitchen, dining, and living areas, fostering a sense of togetherness and connectivity.
- Central Bathroom:** The property includes a well-appointed bathroom ensuring both style and functionality. Whether it's a quick morning routine or a relaxing soak in the tub after a long day, this bathroom caters to all your needs.
- Outdoor Entertaining:** Step outside to discover a low-maintenance yard provides ample space for children to play or pets to roam freely, offering a peaceful retreat from the hustle and bustle of everyday life or simply enjoying the sunshine.
- Convenient Location:** Positioned in close proximity to local schools, parklands, Eagle Stadium, Werribee racecourse and Werribee Train Station, residents enjoy easy access to a wide range of amenities and services. Whether it's commuting to work, exploring the outdoors, or attending community events, everything you need is just moments away.

**In Summary:** This charming 3-bedroom home offers a perfect blend of comfort, convenience, and lifestyle appeal. With its open plan living, modern amenities, and prime location and appointed with Ducted heating , Evaporative Cooling, spacious Laundry and single car Garage with rear roller door access , it presents an exceptional opportunity for families seeking a place to call home. Don't miss your chance to secure this gem in one of the most desirable neighbourhoods in the area. Contact us today to arrange a viewing and experience the magic of this property for yourself!

**Top of Form ACE TEAM** welcomes you and looks forward to meeting you at the opens. At ACE REAL ESTATE our price indications are based upon probable market value, the likely selling price and vendor expectations. You can view with confidence that vendors will sell within the range with favourable conditions.

**Disclaimer:** All Dimensions, Sizes & Layout are approximately. The producer or agent cannot be held responsible for any errors, omissions or misstatements. The plan & landscaping pics are for illustrative purposes only & should be used as such.

**PLEASE NOTE: PRESENTATION OF PHOTO I.D. IS A CONDITION OF ENTRY TO VIEW PROPERTY**

**NOTE:** Link for Due Diligence  
Checklist: <http://www.consumer.vic.gov.au/duediligencechecklistshow>