

# 46 Wavertree Crescent, Werribee, Vic 3030



## House For Sale

Tuesday, 14 May 2024

46 Wavertree Crescent, Werribee, Vic 3030

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 571 m<sup>2</sup>

Type: House



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**\$950,000 - \$1,040,000**

LJ Hooker Property Point proudly presents 46 Wavertree Crescent, Werribee. Exemplifying quality family living, this resort style residence lavishes style and sophistication throughout its substantial floorplan. Constructed as a display home for the Metricon Freedom line, this beautiful property is brimming with upgrades, now ready and waiting its permanent residents. Boasting two separate living zones, four bedrooms and two bathrooms, the Langdon 32 model is famed for its dual master suites, the perfect choice for families with older children, grandparents or frequent guests.

Upon entry, a generous formal lounge awaits, fitted with custom cabinetry and making an ideal getaway from the hustle and bustle of busy family life. Wide, open and hallways lead to the hub of the home, where the main living and meals areas offer ample light and space throughout. For seasoned entertainers, this home boasts fully retractable glass stacker doors which lead to a covered outdoor alfresco, outdoor seating and ambient water fountain. Established hedging and landscaped grounds complete the 571sqm (approx.) allotment, providing private tranquility for outdoor entertaining.

The beautifully appointed kitchen will delight the home chef, with gourmet finishes including a large island bench, stone countertops and a walk-in pantry. Stainless-steel appliances include a 1200mm gas cooktop, under bench oven, canopy rangehood and dishwasher, with gleaming pendant lighting overhead. Designed to accommodate families of all shapes and sizes, this property includes four spacious bedrooms, with a guest bedroom and ensuite at the front of the home and two built-in bedrooms and a luxurious family bathroom forming a childrens wing. The primary suite is utterly palatial, offering direct access to a private deck and gardens, a walk-in-robe and a private ensuite, with double vanities, a walk-in shower and an indulgent freestanding tub. Additional features include a double remote-control garage with internal access, a separate laundry, walk-in linen closet, extra-wide doorways, ducted heating, evaporative cooling, quality drapery and downlights throughout. Nestled within the master-planned Harpley Estate, this property is moments from local attractions including Werribee Outdoor Pool, Werribee Open Range Zoo and Werribee South Beach. Nearby amenities include Pacific Werribee, Manor Lakes Central, Werribee Mercy Hospital and Imaroo Community Centre, while public transport options include both Wyndham Vale and Werribee Stations. For students, this property is within catchment of Lollypop Creek Primary School and Manor Lakes P-12 College, with a host of childcare facilities also within proximity. Note. 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. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 07/05/24.