

**84 Parramatta Road, Werribee, Vic 3030**



**House For Sale**

Thursday, 14 December 2023

**84 Parramatta Road, Werribee, Vic 3030**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Caine



Erica Aggett  
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**\$500,000 - \$550,000**

LJ Hooker Property Point proudly presents 84 Parramatta Road, Werribee. Perched on a corner allotment within a quiet and leafy neighbourhood, this low maintenance home has been recently refreshed - offering stylish surrounds for families and professionals alike. With an abundance of space both inside and out, this property includes three living zones, three bedrooms, two bathrooms and a double garage, with an enclosed patio for outdoor entertaining. Positioned for optimum convenience, this property is within walking distance of local shops, schools and parklands. With light-filled interiors and open plan design, this property offers a multitude of versatile living spaces, including formal lounge and dining rooms, a separate family room and a meals area, with additional space to create a home office or childrens playroom. The newly renovated kitchen boasts sleek stone countertops and glossy overhead cabinetry, and is appointed with quality stainless-steel appliances including a gas cooktop, under bench oven and dishwasher. Accommodation includes three bedrooms, the primary suite complete with a walk-in-robe and private ensuite. Each remaining bedroom includes built-in robes and shares access to the family bathroom, fitted with a walk-in-shower, bathtub and separate toilet. Encompassing a total of 644sqm (approx.) this property offers grassy lawns, established gardens and an outdoor shed, with an enclosed patio for outdoor entertaining with family and friends. Additional highlights include a double remote-control garage, a separate laundry room, security screen doors, ducted heating, wall air conditioning, newly installed carpets and downlights throughout. This family-oriented neighbourhood offers a lifestyle of absolute convenience, with Galvin Park Reserve, Wyndham Central College, Riverdene Kindergarten and SUPA IGA Werribee each within walking distance. In addition, amenities including Pacific Werribee Shopping Centre, Werribee Town Centre, Presidents Park and Quantin Binnah Community Centre are minutes away, with zoning offered for Westgrove Primary School. Positioned just 33-kilometers from Melbourne CBD, an easy weekday journey awaits commuters, with public transport options including nearby Werribee Station. 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 13/12/23.