

9 Irvine Rise, Werribee, Vic 3030



House For Sale

Thursday, 29 February 2024

9 Irvine Rise, Werribee, Vic 3030

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 448 m2

Type: House



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\$1,150,000 - \$1,250,000

LJ Hooker Property Point proudly presents 9 Irvine Rise, Werribee. Nestled within beautiful Harpley Estate, this breathtaking ex-display home is the epitome of family-friendly luxury. Unrelenting in its pursuit of excellence, this home offers an abundance of space throughout, designed for easy living and effortless entertaining. Encompassing two generous levels, it includes three living spaces, six bedrooms, three bathrooms and a well-integrated alfresco, ensuring harmonious living for families of all sizes. -☒Warm and inviting, this home offers open plan family and meals spaces with built-in cabinetry, soaring high ceilings and exquisite herringbone flooring throughout. For outdoor entertaining, the paved alfresco is seamlessly integrated, complete with a built-in barbeque and outdoor seating area. -☒A gourmet kitchen awaits the master chef, with a generous island, stone countertops and a magnificent chandelier. Ample storage includes shaker-style cabinetry and a butlers pantry with sink and dishwasher, while 900mm Smeg appliances include a gas cooktop, under bench oven and canopy rangehood. -☒This palatial abode offers a total of six bedrooms including two master suites, beginning with a master/guest room with walk-in-robe and ensuite on the lower level. The upper level offers a parents retreat with balcony, his-and-hers robes and a private ensuite, plus four additional bedrooms with walk-in-robos and shared access to the family bathroom. -☒Constructed by Dennis Family Homes, this double-storey residence boasts more than 46 internal squares across a well-maintained 448sqm (approx.) block, fully fenced and complete with beautifully landscaped lawns and gardens. -☒Additional appointments include a double remote-control garage with internal access, a separate laundry, walk-in linen closet, guest powder room, evaporative air conditioner, double glazed windows, high quality drapery and downlights throughout. -☒Latest development progress happening at Harpley, Town Centre Lake Civil some outlets have commenced business, Walcom Ngarrwa Secondary College and Ngaranbo Borron School Construction is underway. Positioned within Harpley Estate, residents will enjoy a lifestyle of unparalleled convenience, moments from attractions including Werribee Outdoor Pool, Werribee Open Range Zoo and Werribee South Beach. Local amenities include Pacific Werribee Shopping Centre, Manor Lakes Central Shopping Centre and Werribee Mercy Hospital, while commuters enjoy access to public transport options including Werribee Station. For students, this property is within the catchment of Lollypop Creek Primary School and Manor Lakes P-12 College, with a host of childcare facilities also within proximity. *Fridge and cameras have been installed on the property and may be separately negotiated to come with the property. 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 as of 26/2/24.