

**214 Duncans Road, Werribee, Vic 3030**



**House For Sale**

Sunday, 23 June 2024

214 Duncans Road, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 766 m2**

**Type: House**



Tony Vercher  
0397423333



Michael Nolton  
0397423333

## \$1,100,000 to \$1,200,000

Hodges Werribee proudly presents this magnificent home, that is being offered for the first time in the highly sought after South side of Werribee. Oozing quality and sophistication at every turn, you will be absolutely floored by the size (40sq approx) the very moment you enter this exquisite family home. Conveniently located within close proximity to Werribee CBD, Werribee Train Station, Werribee Secondary College, MacKillop College and a stone's throw from the Duncans Road freeway interchange to Melbourne and Geelong - you will be hard pressed to find a home of this scale in a more incredible location. The transition from indoor to outdoor entertaining is effortless and will be enjoyable all year round with the layout on offer striking the perfect balance between rest and play. • 4 oversized bedrooms all with built-in robes plus a separate study room. • Huge master Bedroom/parents retreat contains 2 walk-in robes and an en suite with twin vanity and oversized shower. • Formal lounge boasts a gas fireplace creating a warm environment. • Fantastic kitchen with a 1m high stone island bench, 900mm gas cooking appliances, walk-in pantry, dishwasher and ample cupboard space. • Open plan family and dining room arrangement. • Separate rumpus room at rear of home. • Fourth living room adjacent to the rear bedrooms. • Kick back and relax with friends in the undercover decked entertainment area complete with café blinds. • A 7m x 5.2m shed at rear perfect for gym, workshop or car accommodation. • Triple car garage with rear and internal access. Other incredible features of this home include ducted heating, evaporative cooling, 2.7m high ceilings, ducted vacuum system, roller shutters, low maintenance gardens to name just a few, this home simply MUST be at the top of your inspection list! To arrange your private inspection, call the friendly team at Hodges Werribee without delay. 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 current.