



13 Bemboka Court, Werribee

Practical Comfort and Convenience in a Single-Storey Home! APPLICATIONS NOW OPEN

The Property

LJ Hooker Property Point presents 13 Bemboka Court, Werribee, a light-filled, single-storey residence showcasing comfortable living, practical features and a functional layout. Comprising four well-proportioned bedrooms with built-in robes, floorboards throughout, a functional kitchen and a central bathroom with a bathtub, this home offers a welcoming atmosphere complemented by ducted heating and evaporative cooling. Conveniently positioned in an established pocket of Werribee, the property enjoys easy access to local schools, shopping centres, parks, public transport and major road connections.

The Point of Difference

- The accommodation comprises four well-proportioned bedrooms, each fitted with built-in robes to provide practical storage and everyday convenience. The single-storey design allows for easy movement throughout the home, while the natural light enhances the welcoming feel of the interiors. Floorboards throughout add a

4 1 2

FOR RENT
\$450 Per Week

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.



consistent finish and contribute to the home's practical, easy-care appeal.

- The kitchen offers a functional layout for everyday cooking, complete with a gas cooktop and built-in oven. Conveniently positioned in relation to the adjoining living and dining areas, it provides a practical setting for preparing meals and managing daily household activities. The layout maintains a natural connection with the surrounding spaces, creating a comfortable flow throughout the home.
- Filled with natural light, the living areas provide an inviting setting for relaxing and everyday family activities. Floorboards extend throughout the home, creating a cohesive interior finish while offering ease of maintenance. The practical layout provides flexibility for arranging furniture and establishing distinct areas for dining, unwinding and spending time together.
- The outdoor areas provide a practical extension of the home's living space, with low-maintenance surrounds at the front and rear. These manageable spaces offer room to enjoy the fresh air, arrange outdoor seating or create a simple setting for casual gatherings, without the ongoing upkeep associated with extensive gardens and elaborate landscaping.
- The front and rear yards offer a low-maintenance approach to outdoor living, providing functional spaces that are easy to care for throughout the year. The manageable landscaping helps maintain a neat presentation while allowing the outdoor areas to remain versatile for everyday use, gardening or simply enjoying a little fresh air.
- Comfort is well catered for throughout the seasons, with ducted heating providing warmth during cooler months and evaporative cooling helping maintain comfort in warmer weather. Further highlights include a double carport offering convenient off-street parking and drive-through access, adding flexibility for vehicle movement and access to the rear yard.
- The central bathroom is conveniently appointed with a bathtub, providing a practical space for everyday routines. Its central position offers easy access from the bedrooms and living areas, while the single-storey floor plan contributes to the home's functional design. Combined with the floorboards and low-maintenance surrounds, the property offers a straightforward and practical living environment.

The Point of Interest

Situated in an established pocket of Werribee, 13 Bemboka Court enjoys convenient access to a range of local amenities and transport connections. Nearby shopping centres provide supermarkets, cafés, restaurants and essential services, while surrounding parks, sporting facilities and recreational reserves offer opportunities for outdoor activities and leisure. Local primary and secondary schools are accessible throughout the area, with the property's specific school zones to be confirmed through the Victorian Government's official Find My School website, as zoning boundaries and enrolment requirements may change. Werribee railway station and local bus services provide connections to neighbouring suburbs and Melbourne's CBD, while major road networks support travel throughout Melbourne's western corridor. The surrounding area combines established residential streets with access to everyday conveniences, recreational facilities and community amenities. With its practical location, the property offers convenient access to the services and connections that support daily life in Werribee.

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 is based on www.findmyschool.vic.gov.au as of 28/10/2026 and should be independently verified, as school zones are subject to change. Identification is required on entry to all private and public

inspections.

MORE DETAILS

Property ID	2K6VHGH
Property Type	House

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