



3 Cottrell Street, Werribee

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## Convenient Living In A Prime Location! APPLICATIONS NOW OPEN

**FOR RENT**  
\$410 per Week

**VIEW**  
By Appointment

**AGENTS**  
Dema Haddad  
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**AGENCY**  
LJ Hooker Point Cook  
(03) 9975 7080

### The Property

Welcome to 3 Cottrell Street, Werribee, VIC 3030, a well-presented three-bedroom residence offering comfortable and easy living on a generous allotment. The home features a practical floorplan with light-filled interiors, a functional kitchen, and a spacious central living area designed for everyday comfort. Outdoors, the property provides ample room for entertaining and lifestyle enjoyment, making it an appealing home for families seeking space and convenience. Positioned in a highly convenient pocket of Werribee, this home places you within easy reach of essential amenities, transport, schools, and local services, ensuring everyday convenience is well and truly covered.

### The Point of Difference

- The home comprises three well-proportioned bedrooms, each offering comfortable accommodation with built-in robes providing practical storage solutions, while large windows allow natural light to fill the rooms, creating a warm and welcoming atmosphere ideal for family living, guests, or flexible use such as a study or home office space.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- The kitchen is designed for everyday functionality, featuring a cooktop, oven, and ample bench space to support easy meal preparation. Overhead cupboards provide generous storage, while the practical layout ensures seamless flow into the main living area, making it a central and convenient hub of the home.
- The property features a spacious central living area that offers a comfortable setting for relaxation and everyday living. Filled with natural light and designed for practicality, it provides an inviting space for family time, entertaining, and unwinding at the end of the day.
- Outdoor living is enhanced with an undercover pergola area, ideal for year-round enjoyment, weekend barbecues, or relaxed outdoor dining. This covered space extends the home's living options and creates a practical area for all-weather entertaining.
- The backyard offers a generous and open space, perfect for children, pets, or outdoor enjoyment. With established surrounds and plenty of potential, it provides a functional and versatile outdoor area that can be enjoyed as is or further enhanced over time.
- Additional features include a secure carport for off-street parking, split-system air conditioning for both heating and cooling comfort, and a practical layout that supports easy everyday living with a focus on comfort and functionality throughout the home.

#### The Point of Interest

Perfectly positioned in a well-established pocket of Werribee, this property offers excellent access to local amenities including shopping centres, cafes, public transport, and parklands. Families will appreciate the strong selection of nearby schools, with the property currently zoned for Werribee Primary School and Wyndham Central Secondary College as per the Victorian Government's Find My School website (accurate as at 25 May 2026). Convenient access to Werribee Train Station and major arterial roads makes commuting straightforward, while nearby recreational reserves and community facilities enhance everyday lifestyle appeal. This location combines comfort, convenience, and accessibility in one highly desirable setting.

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 25/05/2026. Identification is required on entry to all private and public inspections.

#### MORE DETAILS

Property ID	2JKCHGH
Property Type	House
Including	Air Conditioning Toilets (2) Outdoor Entertaining Floorboards

#### Dema Haddad 03 9975 7089

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The measurements provided herein may not be accurate. In order to satisfy yourself of the exact dimension of each room and the premises generally we advise you conduct your own measurements and/or engage the service of a qualified surveyor.