



40 Kiely Avenue, Werribee

3 1 2

Family-Friendly Living in Prime Werribee Location! APPLICATIONS NOW OPEN

The Property

Welcome to 40 Kiely Avenue, Werribee. Set on an expansive allotment of approximately 810m², this well-maintained family home offers comfortable living with three bedrooms, one bathroom and a double garage in a highly sought-after South Werribee location. Designed for immediate enjoyment, the home features spacious living zones, a functional kitchen, excellent outdoor entertaining and a generous backyard. Conveniently positioned close to schools, public transport, shopping facilities and freeway access, this property presents an outstanding rental opportunity in a thriving and established neighbourhood.

The Point of Difference

- Offering comfortable accommodation for the whole family, the home comprises three generously proportioned bedrooms, each fitted with built-in robes to maximise storage and functionality. Serviced by a centrally located bathroom, the well-planned layout provides privacy and convenience, making it an ideal choice for families seeking practical and comfortable everyday living.

FOR RENT

Please Call

AGENTS

Nikki Suhalka
bdm1.propertypoint@ljhooker.com.au

Dema Haddad
03 9975 7089
dema.haddad@ljhooker.com.au

AGENCY

LJ Hooker Werribee | Hoppers Crossing
(03) 9975 7080

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.



- The light-filled kitchen is thoughtfully designed to cater to daily family life and entertaining alike, featuring a quality oven, cooktop and dishwasher. Ample overhead cabinetry provides excellent storage, while the generous bench space offers the perfect setting for casual meals, meal preparation and family gatherings. Positioned adjacent to the dining area, the kitchen remains the heart of the home.
- Multiple living zones provide flexibility and comfort throughout the home, including a spacious formal lounge ideal for relaxation and a separate tiled dining area adjoining the kitchen. Filled with natural light, these inviting spaces create a welcoming atmosphere for everyday family living, entertaining guests or enjoying quiet evenings at home.
- Outdoor living is enhanced by a substantial covered pergola that provides the perfect setting for year-round entertaining. Whether hosting family celebrations, weekend barbecues or simply enjoying the outdoors, this versatile space seamlessly extends the home's living areas while overlooking the expansive backyard that offers plenty of room for children and pets to play.
- The impressive backyard showcases neatly maintained gardens and a generous lawn area that enhances the home's family-friendly appeal. Offering exceptional outdoor space rarely found on modern allotments, the property also includes practical features such as a clothesline and water tank, creating a functional and enjoyable environment for everyday living and outdoor recreation.
- Additional features further enhance the comfort and practicality of the home, including a double garage complete with a mechanics pit, ideal for additional storage or hobby use. Year-round comfort is assured with air conditioning and heating, while the solid construction and well-maintained presentation allow residents to settle in and enjoy immediately.
- " Positioned on a substantial allotment of approximately 810m², the property offers an abundance of outdoor space and flexibility for families to enjoy. The generous land size provides room for children to play, outdoor activities and relaxed family living, all within a secure and established residential setting.
- The sought-after South Werribee location places everyday conveniences within easy reach, creating a lifestyle of comfort and accessibility. Families will appreciate the proximity to schools, shopping facilities, public transport, parklands and major road networks, ensuring effortless commuting and convenient access to surrounding amenities and services.

The Point of Interest

Situated in a well-established and family-friendly pocket of Werribee, this home enjoys excellent access to a wide range of local amenities. Residents can take advantage of nearby shopping centres, parklands, sporting facilities, public transport options and convenient freeway access to both Melbourne CBD and Geelong. According to the Victorian Government school zoning information available as at 23/06/2026, the property is zoned for Werribee Primary School for primary education and Werribee Secondary College for secondary education. The location is highly regarded for its accessibility, community atmosphere and convenience, making it an attractive choice for families and tenants alike. With schools, childcare facilities, medical services and everyday conveniences all within close proximity, this is a location that continues to deliver outstanding lifestyle appeal and everyday convenience.

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 23/06/2026. Identification is required on entry to all private and public inspections.

MORE DETAILS

Property ID 1HHMFCK
Property Type House

Nikki Suhalka

Business Development and Leasing Manager |
bdm1.propertypoint@ljhooker.com.au

Dema Haddad 03 9975 7089

Business Development and Leasing Manager |
dema.haddad@ljhooker.com.au

LJ Hooker Werribee | Hoppers Crossing (03) 9975 7080

Shop 211-212, 4 Main Street, POINT COOK VIC 3030
werribee.ljhooker.com.au | werribee@ljhooker.com.au

