



63 Hooker Road, Werribee

## Comfort, Convenience and Two Living Zones in Prime Werribee Location! APPLICATIONS NOW OPEN

### The Property

Welcome to 63 Hooker Road, Werribee. A well-designed single-storey residence offering three bedrooms, two bathrooms, two separate living zones and secure double car accommodation. Thoughtfully laid out for comfortable family living, the home combines practical interiors with low-maintenance surrounds and modern conveniences throughout. Positioned in an established pocket of Werribee, the property enjoys proximity to local schools, shopping precincts, parklands and convenient transport links.

### The Point of Difference

- Three spacious bedrooms provide comfortable accommodation, including a master suite complete with walk-in robe and private ensuite, while the remaining bedrooms are fitted with built-in robes and are serviced by a central bathroom, creating a functional layout ideal for families or guests.
- The kitchen is centrally positioned and equipped with stainless

3  2  2 

**FOR RENT**  
\$420 Per Week

**VIEW**  
By Appointment

### AGENTS

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

### AGENCY

LJ Hooker Point Cook  
(03) 9975 7080

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 **LJ Hooker**

steel appliances including oven and cooktop, complemented by ample bench space and cabinetry for storage and meal preparation, seamlessly overlooking the adjoining living and dining areas for easy everyday functionality, noting there is no dishwasher or pantry.

- Two separate living zones enhance flexibility, comprising a formal lounge positioned at the front of the home and an open plan family and dining area toward the rear, offering ample space for both relaxed living and entertaining.
- While there is no pergola or alfresco structure, the outdoor area provides a blank canvas with direct access from the main living zone, allowing the new owner to create their own personalised entertaining space if desired.
- The backyard offers practical low-maintenance appeal with open space and the added benefit of an outdoor shed, perfect for additional storage.
- Additional highlights include a double carport, ducted heating and split system cooling for year-round comfort, a separate laundry for added convenience, and a practical single-storey design that ensures ease of movement and everyday living.

#### The Point of Interest

Located in the ever-popular suburb of Werribee, this home is positioned close to local parks, walking trails and recreational facilities, as well as being within easy reach of Pacific Werribee Shopping Centre, local cafés and public transport options including nearby bus services and train access. The property also benefits from convenient freeway access to both Melbourne CBD and Geelong, making it ideal for commuters. According to [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au), the property is currently zoned for Werribee Primary School and Werribee Secondary College as at today's date.

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 03/03/2026. Identification is required on entry to all private and public inspections.

#### MORE DETAILS

Property ID                    2J47HGH  
Property Type                House

#### Dema Haddad 03 9975 7089

Business Development Manager | [dema.haddad@ljhooker.com.au](mailto:dema.haddad@ljhooker.com.au)

#### LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook.ljhooker.com.au](mailto:pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)

