



## Werribee, 73 Flemington Crescent

Low Maintenance Home in the Heart of Werribee!  
APPLICATIONS NOW OPEN

Welcome to 73 Flemington Crescent, Werribee. Upon entering this stunning property, you'll immediately notice the serene ambience that flows effortlessly from the entry through to the large open-plan living area, seamlessly connecting to the outdoors. Perfectly positioned in a quiet court, this home is close to all the amenities that Werribee has to offer, combining convenience with tranquil family living.

\*Boasting four spacious bedrooms, the main bedroom is complete with a walk-in robe and a luxurious ensuite. Two of the remaining bedrooms are fitted with built-in robes, ensuring ample storage for the whole family.

\*A formal lounge and study area at the front of the property provide versatile spaces for work, relaxation, or welcoming guests.

\*The modern kitchen is equipped with quality appliances, including a dishwasher, a spacious bench for meal preparation, an abundance of storage, and a walk-in pantry for

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**For Lease**  
Please Call

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[ljhooker.com.au/2FTXHGH](https://ljhooker.com.au/2FTXHGH)

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**Disclaimer:** 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.

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added convenience.

\*Elegant open-plan living spaces include a formal lounge and dining room, both equipped with a split system for comfort and perfect for family gatherings or entertaining guests.

\*The expansive outdoor area offers space to park a boat or an extra car, with convenient side access to the property. A small garden shed and low-maintenance landscaping complete the backyard.

\*Luxury features include stylish floorboards, split-system heating and cooling, and a separate laundry, making this home as practical as it is beautiful.

Located just over 30km from Melbourne's CBD, 73 Flemington Crescent offers easy access to public transport, the freeway, and local shopping complexes. Zoned to Werribee Primary School and Werribee Secondary College (as per [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au)), this property is ideal for families seeking a lifestyle of comfort and convenience.

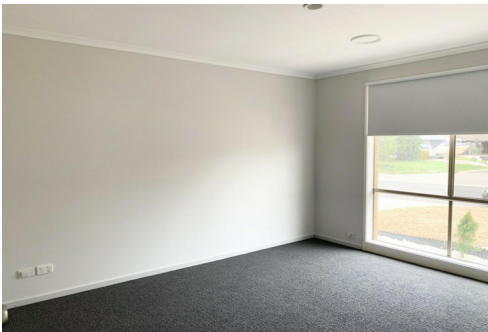
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 23/12/2024. Identification is required on entry to all private and public inspections.

## More About this Property

Property ID	2FTXHGH
Property Type	House

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