



12 Clausen Avenue, Weir Views

Low Maintenance, Prime Location, Ready to Move In!

Nestled in a quiet and family-friendly pocket of Weir Views, LJ Hooker proudly presents 12 Clausen Avenue, Weir Views, a modern and well-appointed home built in 2020 by Impact Homes. Designed with comfort, functionality, and contemporary style in mind, this impressive residence offers three spacious bedrooms, two bathrooms, and a range of quality inclusions throughout.

Step inside to discover high ceilings and sleek downlights that enhance the sense of space and natural light. The heart of the home is the open-plan living and dining area, complete with a split system for year-round comfort and seamlessly complemented by ducted heating throughout the entire home.

The stylish kitchen is fitted with stone benchtops, a gas cooktop, gas oven, dishwasher, and a modern splashback, making it perfect for both everyday living and entertaining. The master bedroom features a walk-in robe and private ensuite, while the remaining two bedrooms are equipped with built-in robes and serviced by a central bathroom that includes a bathtub.

Outdoors, the property continues to impress with an alfresco area

3  2  2 

FOR SALE
\$520,000- \$550,000

VIEW
Sun 14th Jun @ 10:00AM - 10:20AM

AGENTS
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AGENCY
LJ Hooker Melton
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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**

featuring extended decking-ideal for hosting family and friends-as well as additional concreted space along the side of the home. A side access gate adds extra convenience for storage or accessibility. The home is fully landscaped at both the front and rear, providing a low-maintenance and visually appealing outdoor environment.

Security is well covered with a security alarm system and four installed security cameras. The home also features solar panels dedicated to heating, helping to improve energy efficiency and reduce ongoing costs.

Positioned for lifestyle and convenience, the property is located close to the Werribee River, local parks, quality schools, and nearby shopping amenities, making it an ideal choice for families seeking both comfort and accessibility.

Perfectly suited for first-home buyers, downsizers, or investors, this modern home delivers a balanced lifestyle of comfort, style, and practicality in a growing community.

Enquire today to secure this fantastic opportunity.

Call Yohanna Saad on 0423 523 061 for your private inspection.

DISCLAIMER: 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.

Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	RUYHWU
Property Type	House
Land Area	372.7288 m2
Including	Ensuite Toilets (2)

Yohanna Saad 0423 523 061

Sales Agent | yohanna.saad@ljhmelton.com.au

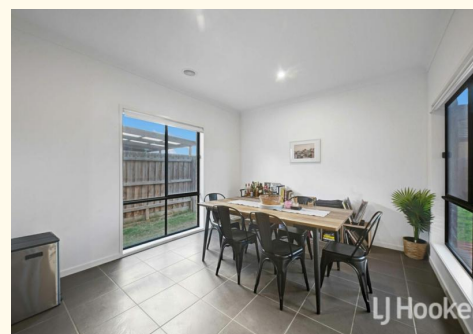
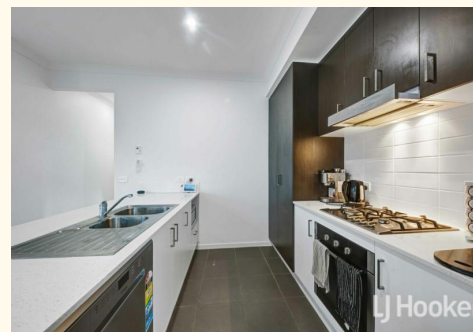
Daniel Mammone 0426 467 803

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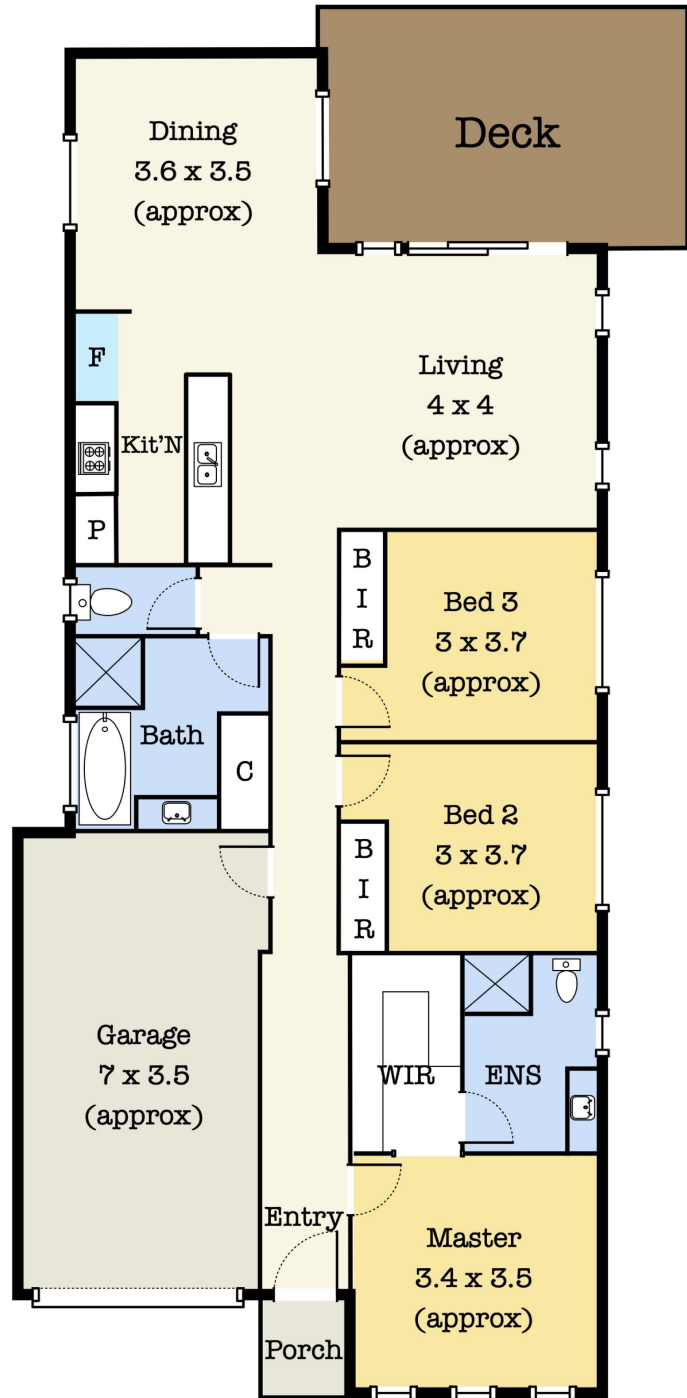
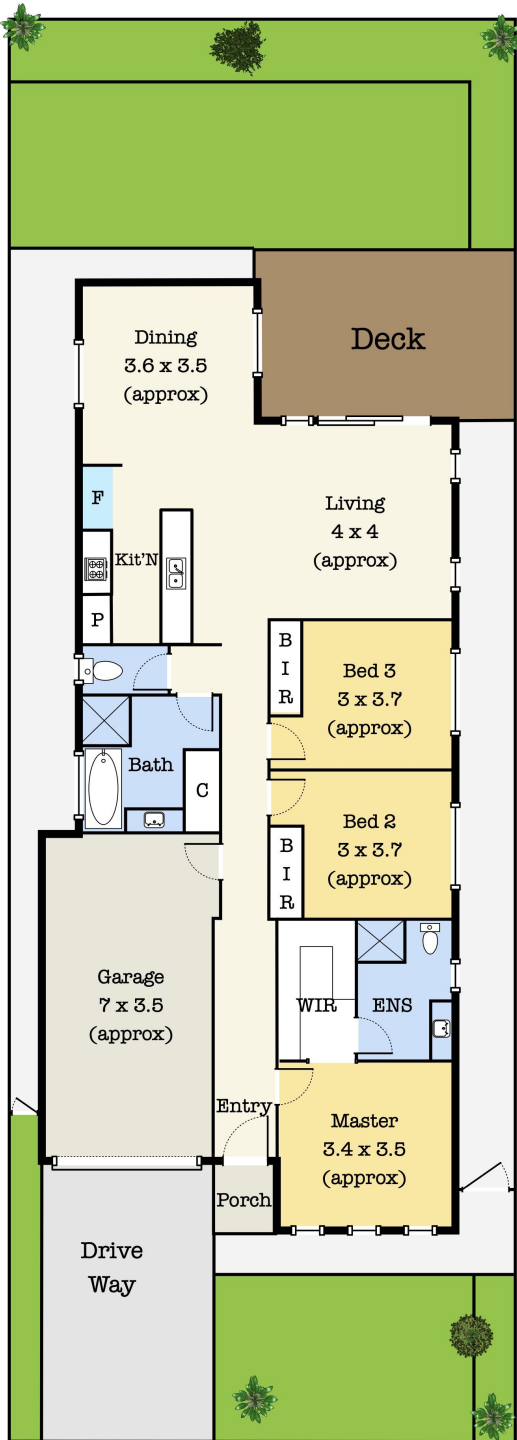
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Floor Plan



12 Clausen Avenue, Weir Views VIC 3338

*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. All the Dimensions are approximately.