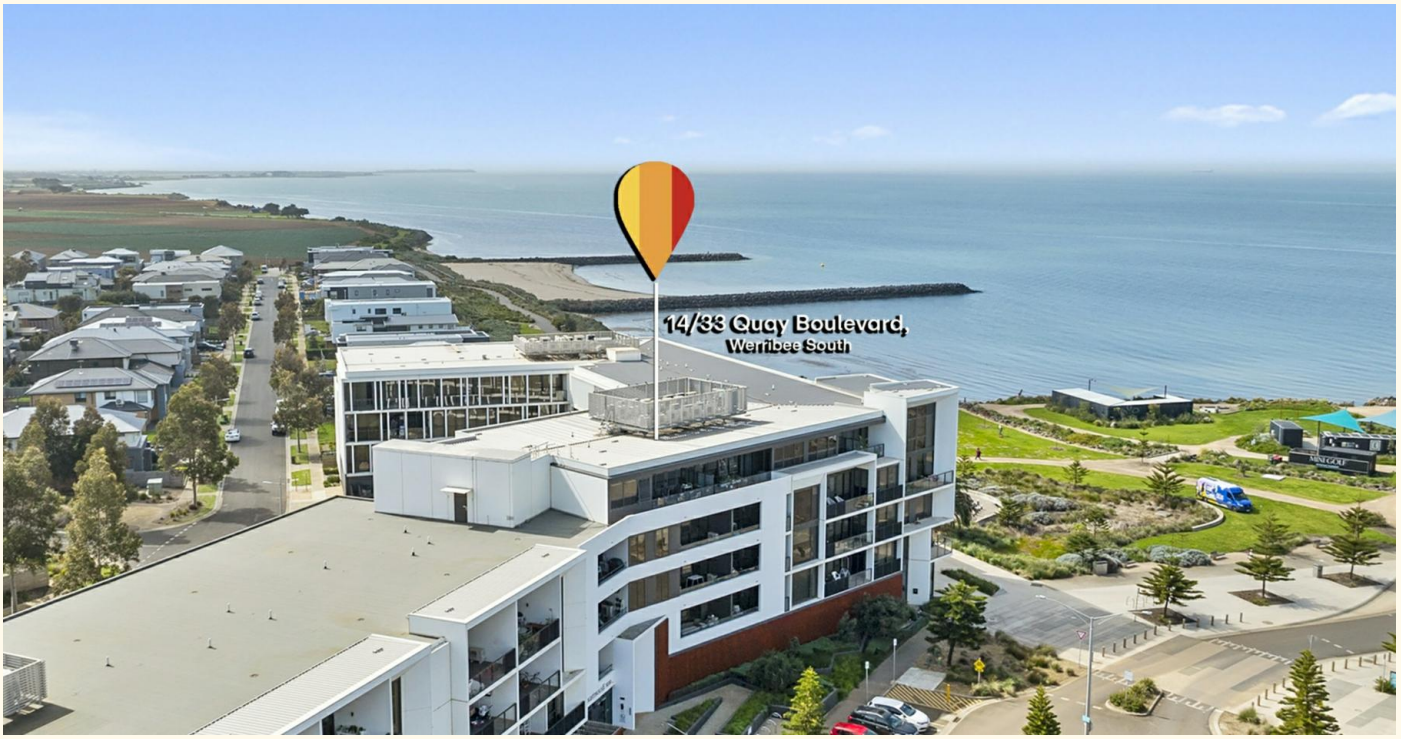
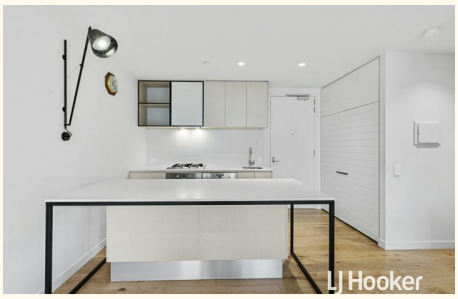
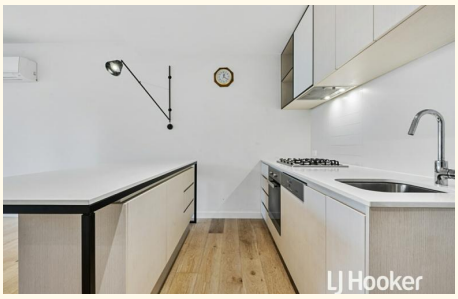
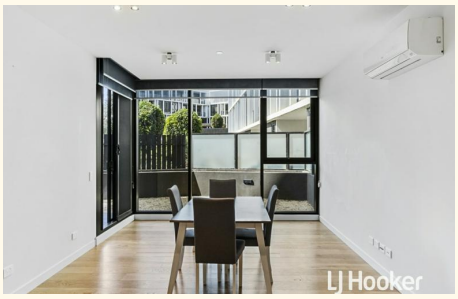








14/33 Quay Boulevard, Werribee South

Your Opportunity to Embrace Wyndham Harbour Living

The Property
Welcome to 14/33 Quay Boulevard, Werribee South. Set on the ground floor with a north-facing aspect, this one-bedroom apartment offers contemporary comfort in a low-maintenance setting. The open plan living and dining area flows through to a modern kitchen, accompanied by a spacious bedroom, bathroom and private courtyard. Residents also enjoy access to landscaped communal gardens, a dedicated BBQ area and fully equipped gym, complemented by secure underground parking. Presenting an exciting opportunity for first-home buyers, downsizers and investors, the apartment is set within the Wyndham Harbour precinct, moments from the marina, dining, coastal walking trails and recreation.

The Point of Difference
- Bathed in natural light, the open-plan living and dining area features laminate flooring and a north-facing aspect, offering a comfortable space to enjoy.
- The spacious bedroom features a built-in robe, floor-to-ceiling glazing and direct courtyard access, accompanied by a ceramic-tiled bathroom with a contemporary vanity and spacious shower.
- The modern kitchen features stone benchtops, 600mm stainless

1 1 1

FOR SALE
$340,000 - $370,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

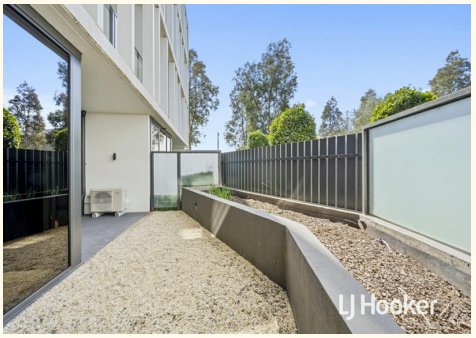
steel appliances, a concealed dishwasher, ample cabinetry and an expansive island bench providing plenty of preparation and storage space.
- The north-facing private courtyard is framed by garden beds and provides a wonderful setting for outdoor dining or seating, with access from both the living area and bedroom.
- Additional highlights include a European laundry, reverse-cycle split-system heating and cooling, front door video surveillance and single car accommodation within the secure underground parking area.

The Point of Interest
Enjoy the coastal surrounds of Wyndham Harbour, with access to a fully equipped gym, landscaped communal gardens and a dedicated BBQ area. Nearby, the marina offers waterfront dining, convenience shopping and takeaway options, complemented by scenic coastal walking trails, mini golf, playgrounds and fishing. The wider Werribee South area is home to Werribee South Beach, Werribee Park Mansion, the Victoria State Rose Garden, Werribee Open Range Zoo and Shadowfax Winery. With an impressive selection of dining, recreation and renowned local attractions within easy reach, this apartment presents an outstanding opportunity to embrace low-maintenance coastal living.

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 15/09/26.

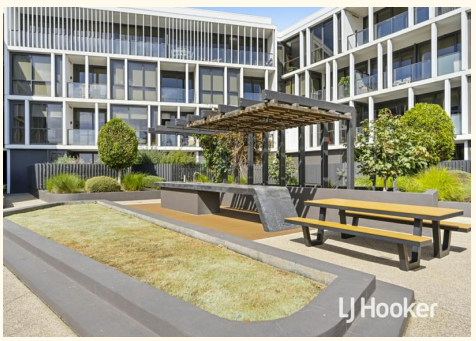
MORE DETAILS

Property ID	2K2WHGH
Property Type	Apartment







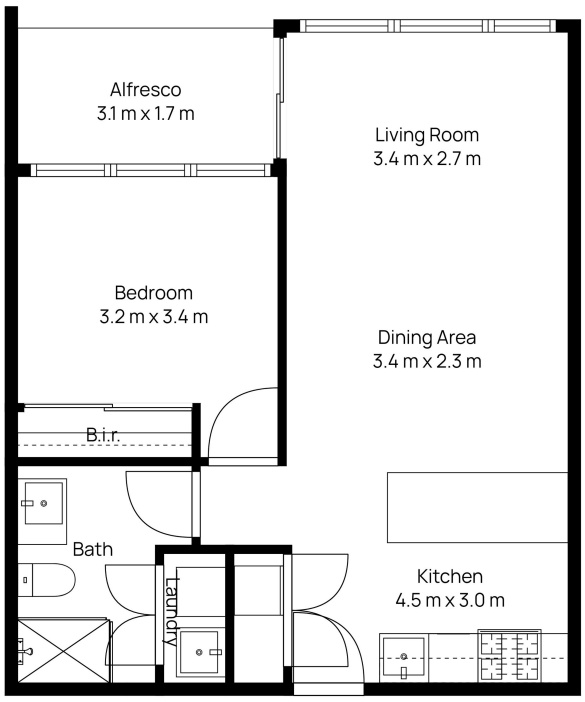




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14/33 Quay Boulevard, Werribee South

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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