



35 Aquatic Drive, Werribee South

## Refined Living with Open Plan Design and Large Balcony

### The Property

Welcome to 35 Aquatic Drive, Werribee South. Designed for modern living, this stylish residence is set across two levels, offering a spacious and low-maintenance lifestyle. Comprising four bedrooms, with two positioned on the ground floor and two upstairs, the home features open-plan living and dining that extends to a large balcony, creating an inviting setting for everyday living and entertaining while capturing open views across the park, complemented by a contemporary kitchen and double car garage. Positioned directly opposite a park, the home is just a short stroll to the waterfront, Wyndham Harbour, coastal walking trails, playgrounds, cafés and restaurants, with shopping precincts also within easy reach.

### The Point of Difference

- A light-filled open-plan living and dining domain forms the heart of the home, flowing seamlessly to a large balcony and capturing open views across parklands and surrounding spaces
- Overlooking the main living area, the kitchen is well-designed with a breakfast bar, ample cabinetry and generous preparation space, creating a practical and enjoyable cooking environment
- Four-bedroom accommodation is thoughtfully arranged with two

4  2  2 

### AUCTION

Sat 23rd May @ 1:00PM

### VIEW

Sat 16th May @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bedrooms on the ground floor, including the main with walk-in robe and private ensuite, while the remaining two bedrooms upstairs include built-in robes and are serviced by a central bathroom, all featuring carpeted flooring

- Additional highlights include a separate internal laundry, linen storage, split-system heating and cooling, downlights throughout, quality window furnishings, and a secure double garage with internal access.

#### The Point of Interest

Positioned within a highly sought-after coastal pocket, this address offers a relaxed bayside lifestyle surrounded by open green spaces and coastal surrounds. With parklands directly opposite and Wyndham Harbour just moments away, residents can enjoy cafés, restaurants and scenic marina walks. A selection of schools and childcare facilities are within easy reach, along with shopping at Wyndham Harbour Plaza and Werribee Plaza. Werribee CBD provides an extended range of retail, dining and transport options, while renowned attractions including Werribee Open Range Zoo are also nearby, completing this well-connected and desirable setting.

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 27 /04/26.

#### MORE DETAILS

Property ID                    2JDFHGH  
Property Type                Townhouse

#### Paul Caine 0421 551 051

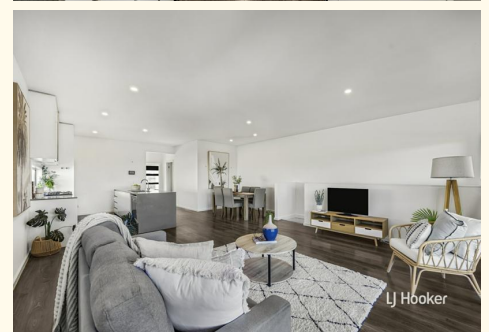
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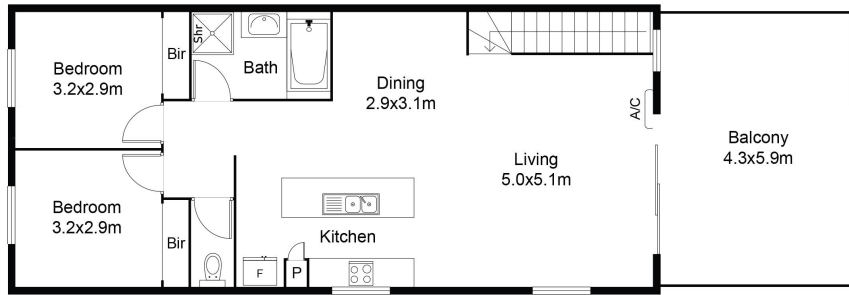
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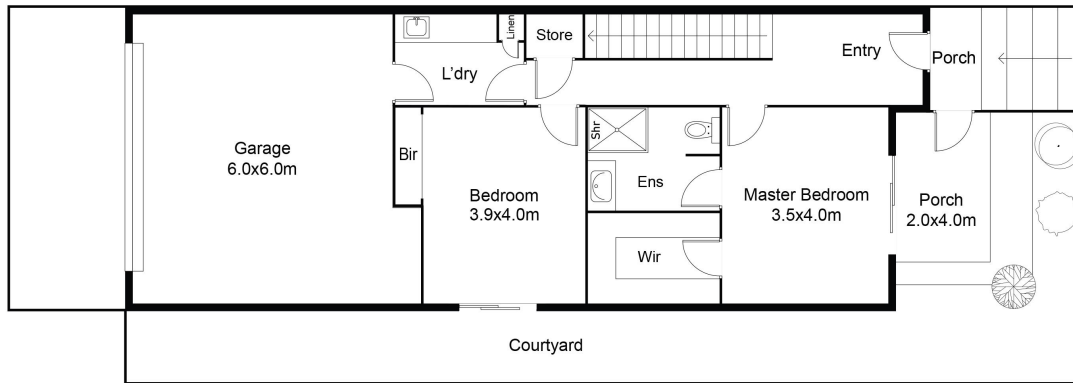
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

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