







11 Irvine Rise, Werribee

A Porter Davis Masterpiece of Design and Luxury

The Property
Welcome to 11 Irvine Rise, Werribee. An exquisite Porter Davis ex display home that sets a new benchmark for luxury living. A true testament to superior craftsmanship, this remarkable residence showcases a stunning facade, high-end inclusions and meticulous attention to detail throughout. From the moment you enter, the home captivates with its sense of quality, scale and refinement, delivering living at its finest. Comprising four luxurious bedrooms, three separate living zones, a spectacular kitchen, a decked undercover alfresco, and a double garage, the home has been designed to impress at every turn. Perfectly positioned within a highly desirable pocket of Werribee, this exceptional property promises a lifestyle of prestige, comfort and convenience.

The Point of Difference
- Greeted upon entry by an exquisitely appointed front lounge enhanced by statement lighting, stunning sheer curtains and beautiful natural light, flowing through to an expansive open-plan family and dining domain, with a refined upstairs retreat completing three impressive living zones across both levels.
- A spectacular open-plan kitchen showcasing a striking 60mm

4 2 2

FOR SALE
$1,050,000 - $1,150,000

VIEW
Sat 7th Nov @ 2:30PM - 2:50PM

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stone island, refined 20mm stone benchtops, double oven/grill, quality 20mm stainless-steel appliances and extensive storage, further enhanced by a butler's pantry and walk-in pantry
- Comprising four luxurious bedrooms upstairs, including an indulgent main suite featuring a walk-through robe and opulent ensuite with floor-to-ceiling tiling, double vanity on a 20mm stone benchtop and a dedicated shower alcove with two showerheads; the remaining bedrooms offer double sliding-door built-in robes and are serviced by a beautifully appointed central bathroom and separate toilet.
- " Dedicated study showcasing refined décor, timber blinds and antique lantern-style wall sconces, adding warmth, character and rustic charm
- Extending from the main living domain, the decked undercover alfresco is complemented by ceiling fans, plantation-style screening and integrated BBQ facilities, creating a private outdoor sanctuary perfect for entertaining and year-round enjoyment, overlooking fully landscaped front and rear gardens.
- Additional highlights include double car garage with internal access, high ceilings, ducted heating, evaporative cooling, built-in ceiling speakers, well-appointed laundry with ample bench space and excellent storage, a second separate linen powder room with hydraulic closing door, alarm system, security cameras, and an impressive collection of intricate details and premium finishes throughout.

Click the link below to view the video tour of this stunning Porter Davis ex display home:-
https://www.youtube.com/watch?v=GlwDueeTwzg

The Point of Interest
Positioned within the thriving Harpley Estate, this exceptional residence is surrounded by expansive parklands, lakes, walking trails and open green spaces that enhance everyday outdoor enjoyment and family living. The future Harpley Town Centre with planned retail, cafés and dining is just moments away, while established shopping, eateries and essential services across Wyndham Vale and Werribee are also close by. Families will appreciate proximity to quality schooling including Lollipop Creek Primary School and Walcom Ngarrwa Secondary College, along with nearby private school options and childcare. Wyndham Vale Train Station and quick access to the Princes Freeway place effortless commuting and lifestyle convenience at your doorstep.

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 06/02/26.

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MORE DETAILS

Property ID	2HYXHGH
Property Type	House

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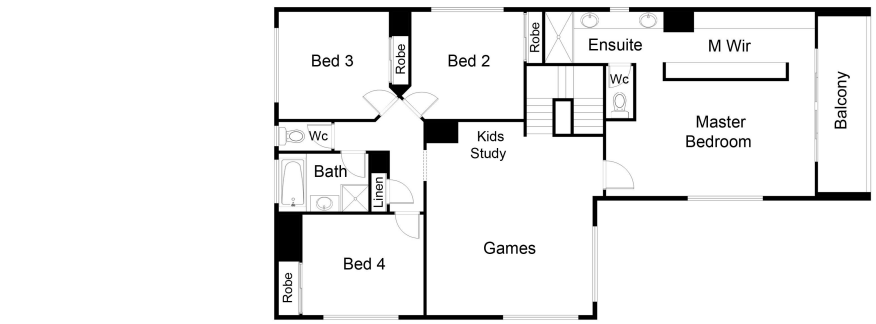




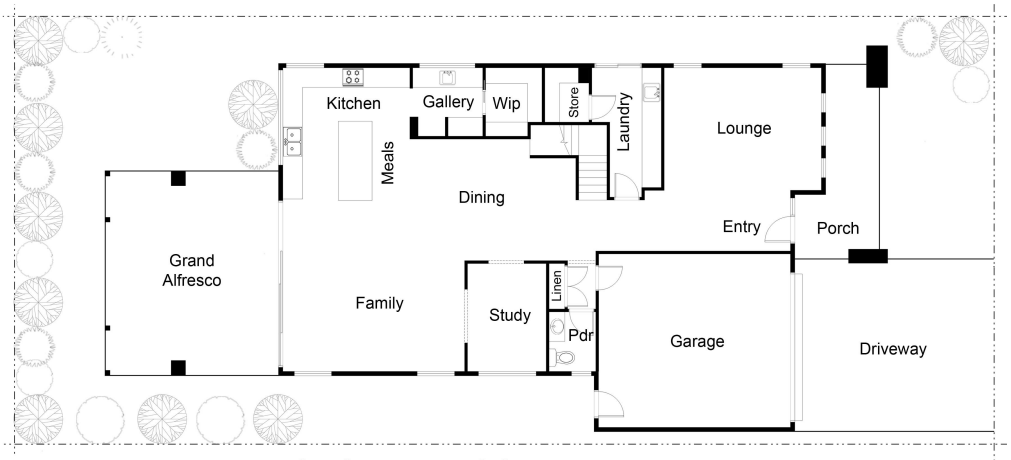




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FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
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