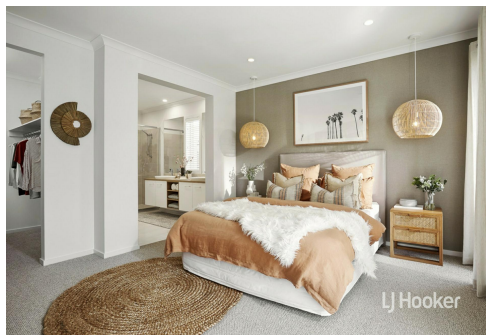
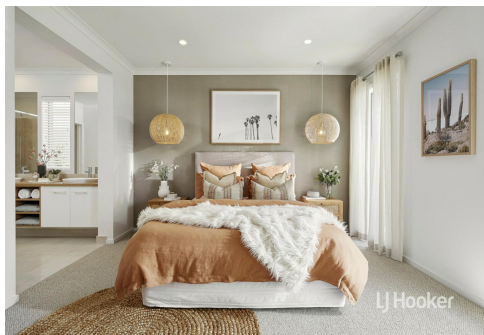




This image is a representative of a model house facade and is intended for illustrative purposes only. The actual property or building may vary in appearance and features.

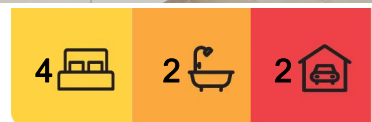


Werribee, 12 Irvine Rise

A Laidback Luxury Family Friendly Home in Harpley Estate

LJ Hooker Property Point presents 12 Irvine Rise, Werribee. Defining laidback luxury with its natural finishes and coastal hues, this pristine ex-display home is utterly spectacular. With an abundance of light cascading across its generous floorplan, it boasts open plan living spaces, a state-of-the-art kitchen, four bedrooms, two bathrooms and a divine entertainers alfresco. Meticulously constructed by Carlisle Homes, this property is moments from every convenience, with the best of Harpley Estate at its doorstep.

-With soaring high ceilings and oversized windows, the living and meals spaces exude sophistication, extending to a dedicated rumpus room, with timber flooring and custom shelving providing effortless cohesion throughout.



For Sale

\$850,000 - \$920,000

View

ljhooker.com.au/2EGCHGH

Contact

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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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- For easy entertaining, glass sliding doors lead from both living spaces to the covered alfresco, a private outdoor retreat to gather with family and friends.
- The beautiful kitchen is an absolute delight, boasting a central island, stone countertops, a breakfast bar, walk-in pantry and high-end stainless-steel appliances including a 900mm upright gas cooker, canopy rangehood and dishwasher.
- Accommodation includes four bedrooms, each appointed with plush carpets and soft drapery and fitted with either built-in or walk-in robes. The primary suite includes a stylish ensuite with double vanity and an oversized shower, while the family bathroom includes a bathtub and separate WC.
- Positioned on a low maintenance block, this fully fenced residence is beautifully landscaped with established gardens and grassy lawns providing the perfect space for children and pets to enjoy.
- Additional highlights include a double remote-control garage with internal access, a separate laundry, security screen doors, ducted heating, evaporative cooling, outdoor ceiling fan, feature lighting and downlights throughout.

The leafy Harpley Estate offers a lifestyle of convenience, just moments from attractions including Werribee Outdoor Pool, Werribee Open Range Zoo and Werribee South Beach, plus local amenities including Pacific Werribee, Manor Lakes Central and Werribee Mercy Hospital. For commuters, nearby public transport services include both Wyndham Vale and Werribee Stations, with local students within catchment of Lollypop Creek Primary School and Manor Lakes P-12 College.

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 24/01/24 subject to change.

More About this Property

Property ID	2EGCHGH
Property Type	House
Land Area	512 m ²
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

Patrick Bowen 0414 643 705

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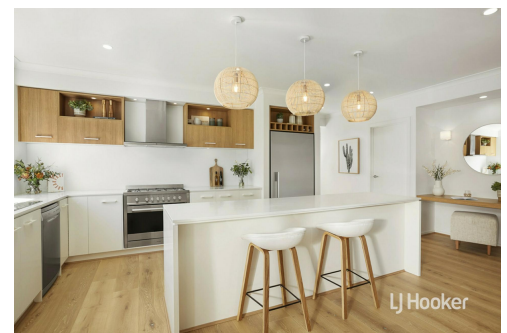
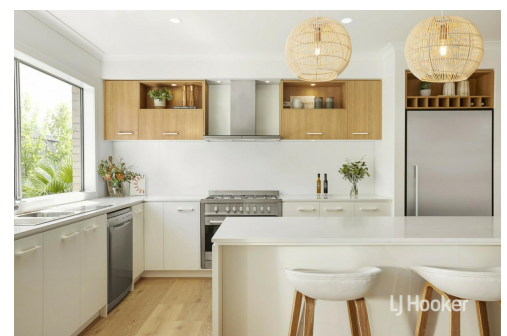
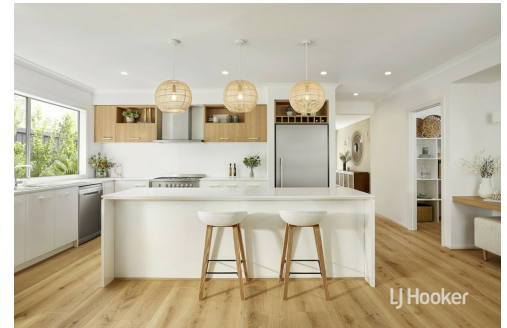
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