

## Werribee, 12 Weemala Grove

Perfectly Positioned Home in Desirable Harpley Estate with No Body Corporate

### The Property

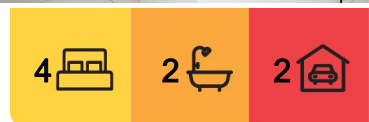
Welcome to 12 Weemala Grove, Werribee. This remarkable two-storey home perfectly blends style, space, and comfort, offering an ideal setting for families seeking modern living in a thriving community. Featuring a well-appointed kitchen, two versatile living areas, powder room, and seamless indoor-outdoor flow, it's perfect for both everyday living and entertaining. Located in the highly sought-after Harpley Estate, enjoy a lifestyle with schools, parklands, and walking trails nearby, along with the newly opened Harpley Town Centre just 1km away. With easy access to public transport, childcare, and medical centres, all the essential amenities are within close proximity.

### The Point of Difference

- Bathed in natural light, the open plan living, kitchen, and meals area creates a warm and inviting atmosphere, designed for effortless entertaining and daily living. Upstairs, the



**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.



**For Sale**  
\$550,000 - \$595,000

**View**  
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spacious rumpus room offers a versatile retreat, ideal for study, relaxation, or additional living space.

- Comprising four generously sized bedrooms, the master suite is a private retreat with a large walk-in robe and stylish en-suite. The remaining three bedrooms, each with built-in robes, offer ample storage and are serviced by a contemporary central bathroom with a separate toilet and a powder room downstairs.

- The beautifully appointed kitchen is a chef's delight, featuring premium stainless-steel appliances, a sleek island bench for casual dining, a spacious built-in pantry, and overhead cupboards providing excellent storage space.

- This property offers a seamless blend of indoor and outdoor living, with a spacious undercover alfresco area perfect for entertaining and enjoying a low-maintenance lifestyle.

- Additional features include a double car garage with internal access, ducted heating and cooling for year-round comfort, a separate laundry, linen storage, neutral colour tones, and downlights throughout, enhancing the home's modern appeal.

#### The Point of Interest

Located in the highly desirable Harpley Estate, this home offers an outstanding lifestyle. Enjoy easy access to scenic walking trails, parklands, and playgrounds, perfect for outdoor enthusiasts. Families will appreciate being zoned to Lollypop Creek Primary School and Walcom Ngarrwa Secondary College, ensuring quality education is within reach. Nearby shopping precincts and dining options cater to all your everyday needs, while seamless freeway access and public transport options make commuting effortless. This is an opportunity not to be missed.

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 05/02/2025.

## More About this Property

<b>Property ID</b>	2G0CHGH
<b>Property Type</b>	House

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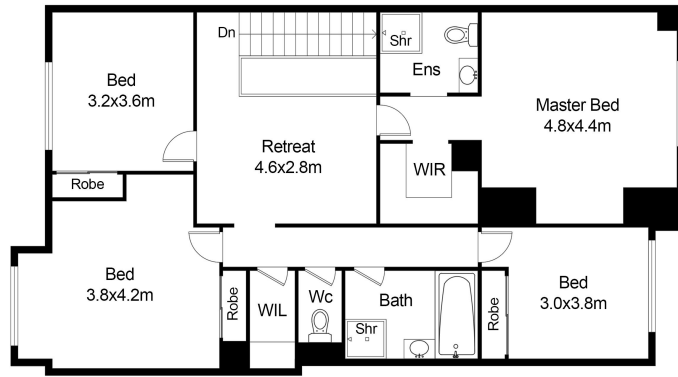
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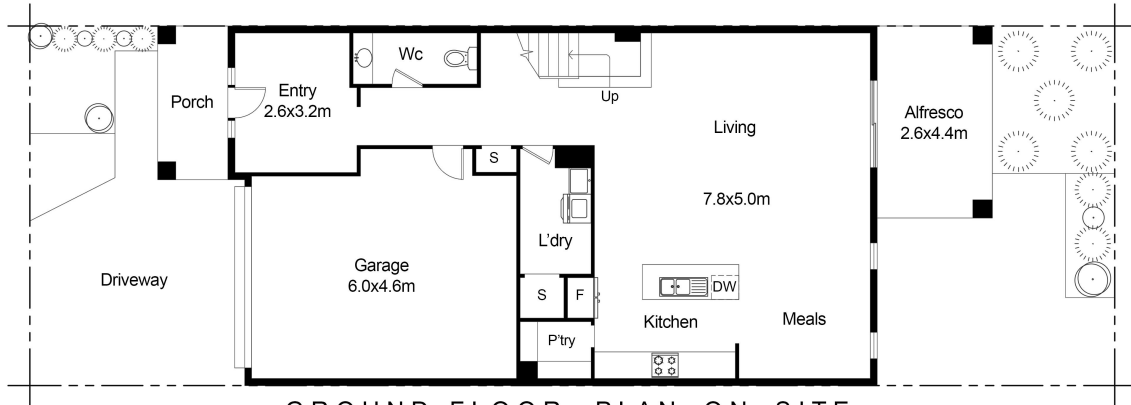


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FIRST FLOOR



GROUND FLOOR PLAN ON SITE

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. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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