

13 Dalpura Court, Werribee

Desirable Court Living with Space to Enjoy

The Property
Welcome to 13 Dalpura Court, Werribee. Positioned in a quiet court setting, this three-bedroom home offers a comfortable setting for everyday living. Featuring a spacious living area, adjoining dining space and a central kitchen, the home provides a comfortable layout with plenty of room to enjoy. Outside, the spacious backyard offers an abundance of open space, with established trees and garden areas adding to the outdoor setting. Set on a 530m2 (approx.) allotment, the property also includes a lock-up garage and additional storage options. Conveniently located near local schools, parks, public transport and shopping facilities, everyday amenities are within easy reach.

The Point of Difference
- Spacious living area with tiled flooring, a wood-burning heater and an adjoining dining area with timber flooring and access to the outdoor patio.
- Three carpeted bedrooms, including two with built-in robes, serviced by a central bathroom with a bathtub, separate shower and separate toilet.
- Centrally positioned kitchen featuring a breakfast bar, ample

3 1 2

FOR SALE
$550,000 - $600,000

VIEW
Sat 21st Nov @ 2:30PM - 2:50PM

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All information contained therein is gathered from relevant third parties sources.
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cabinetry, bench space and an adjoining meals area.
- Spacious backyard on a 530m2 (approx.) allotment, offering ample open space to enjoy the outdoors, complemented by established trees and a garden shed.
- Additional appointments include a separate laundry, wall-mounted air conditioning, garden shed and a lock-up garage.

The Point of Interest
Located within easy reach of local parks, playgrounds and recreational facilities, this property offers convenient access to a range of everyday amenities. Eagle Stadium provides facilities for basketball, netball and other indoor sports, while nearby reserves and open spaces offer further recreational options. Public transport services connect to Werribee Train Station and surrounding areas, with Werribee town centre and Pacific Werribee providing supermarkets, cafés, retail stores and dining options. For schooling, the property is zoned to Thomas Chirnside Primary School and Wyndham Central Secondary College, adding to the convenience of this well-connected location.

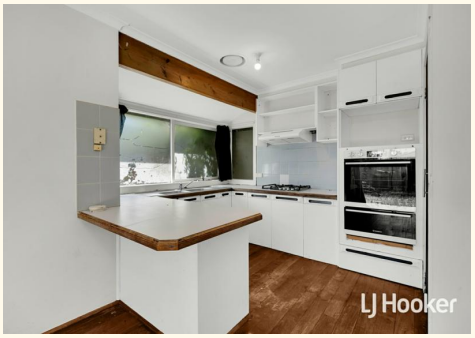
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 11/11/26.

MORE DETAILS

Property ID	2K89HGH
Property Type	House
Land Area	530 m2

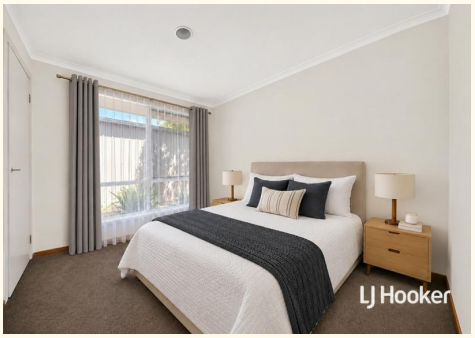
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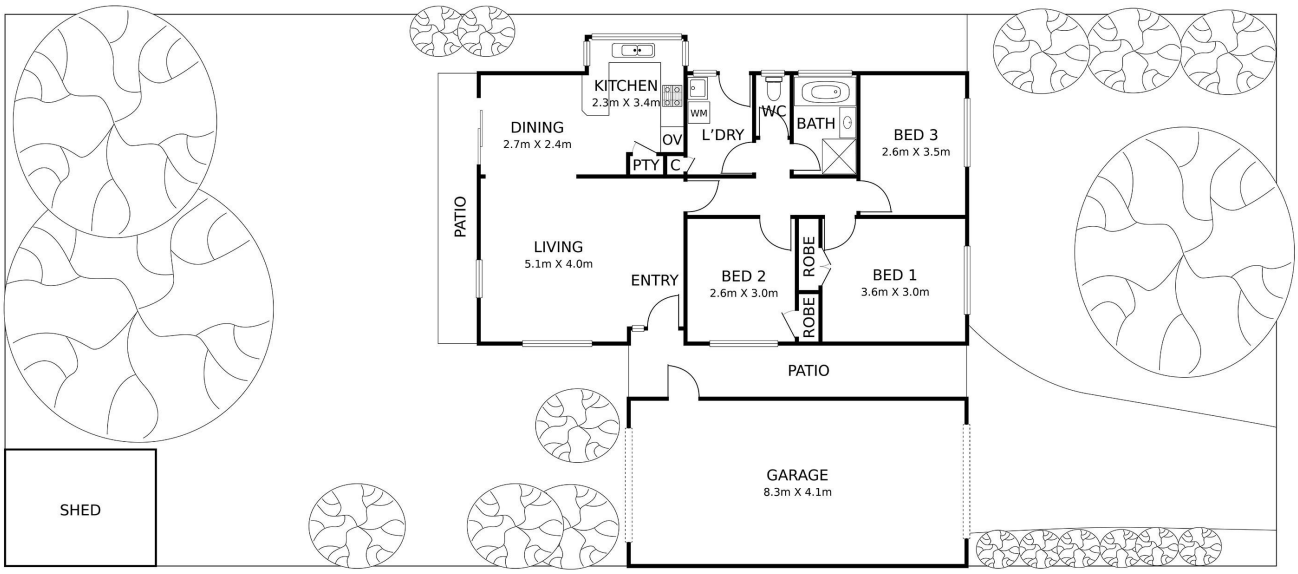








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FLOOR PLAN ON SITE PLAN

TOTAL INTERNAL FLOOR AREA (INCLUDING GARAGE): 118 m^2

DISCLAIMER: THIS FLOOR PLAN IS A VISUAL GUIDE ONLY AND MAY CONTAIN INACCURACIES IN MEASUREMENTS, LAYOUT, ROOM NAMES OR FEATURES.
NO WARRANTY IS GIVEN AS TO ITS ACCURACY. INTERESTED PARTIES MUST CONDUCT THEIR OWN DUE DILIGENCE.

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