



14 Gilded Road, Werribee

## A Beautifully Designed Home with a Serene Private Courtyard

### The Property

Welcome to 14 Gilded Road, Werribee. A townhouse worth its weight in gold, this charming family home blends comfortable and easy modern living with unparalleled style and sophistication. Across two thoughtfully designed levels, this residence delivers light-filled interiors, multiple living zones, luxurious bathrooms, and an expansive floorplan that flows seamlessly from inside to outdoors. A private courtyard with covered alfresco is the perfect place to entertain or to relax with a coffee each morning. Surrounding areas are filled with attractions and amenities that lend themselves to a fulfilled family lifestyle including many parks, quality schools, shopping centres, and, of course, the delightful Werribee Zoo.

### The Point of Difference

- With stunning street appeal, entry via a welcoming front porch leads through to a spacious open-plan kitchen/dining/family zone with immaculate tiling underfoot, easy access to both the garage and alfresco, and a powder room for added convenience. Upstairs, a dedicated study provides an area for residents to work or learn from home, while the central rumpus offers an additional space for relaxation or play.

3  2  2 

**FOR SALE**  
\$595,000 - \$645,000

**VIEW**  
By Appointment

### AGENTS

Patrick Bowen  
0414 643 705  
patrick.bowen@ljhooker.com.au

Silvana Masalkovski  
0448 846 629  
silvana.masalkovski@ljhooker.com.au

### AGENCY

LJ Hooker Point Cook  
(03) 9975 7080

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.



- Three remarkable bedrooms, the main suite features an exquisite ensuite and sizeable walk-in robe. Additional bedrooms are nicely sized with built-in robes and serviced by a stylish central bathroom with bathtub, modern finishes, and separate toilet.
- A true highlight of the residence, the gourmet kitchen showcases stainless-steel appliances, ample benchtops, plenty of storage capacity, and beautiful subway tile splash back.
- Featuring a low-maintenance, serene courtyard, this semi-covered, concreted oasis allows plant lovers to add their own touch of greenery, while entertainers can fire up the barbecue with friends and family, and kids and pets have plenty of space to feel right at home.
- Additional highlights include gas ducted heating, split system cooling, low maintenance gardens, European laundry, and a double remote garage with internal and backyard access.

#### The Point of Interest

Positioned within a vibrant Werribee neighbourhood, this address offers an enviable combination of natural beauty and everyday convenience. Residents enjoy proximity to scenic parklands and walking trails, as well as thriving community spaces like Werribee Park Golf Club, Werribee River Regional Park, Werribee Park Heritage Orchard, and Werribee Open Range Zoo. Local playgrounds, childcare centres, and schools are just moments away, including zoned Riverwalk Primary School, Walcom Ngarra Secondary College, and more. Easy access to the Princes Freeway, Werribee Train Station, and the town centre ensures seamless opportunities for travel and entertainment. This is a home consisting of refined comfort promoting a luxurious family lifestyle in one of Werribee's most desirable neighbourhoods.

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 30/03/26.

#### MORE DETAILS

Property ID                    2J9BHG  
Property Type                House

#### Patrick Bowen 0414 643 705

Licensed Estate Agent, Auctioneer | [patrick.bowen@ljhooker.com.au](mailto:patrick.bowen@ljhooker.com.au)

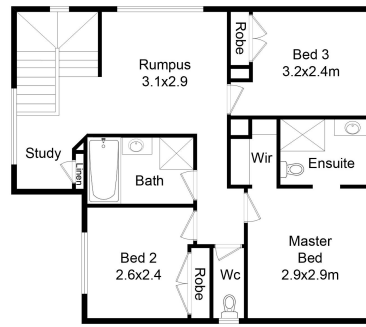
#### Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent |  
[silvana.masalkovski@ljhooker.com.au](mailto:silvana.masalkovski@ljhooker.com.au)

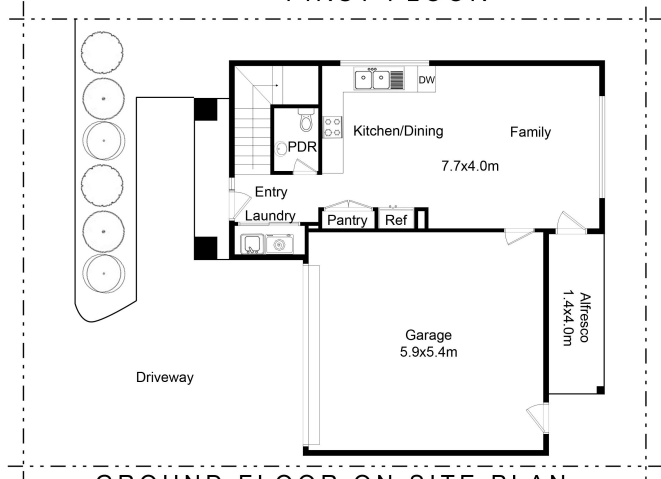
#### LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)





FIRST FLOOR



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

