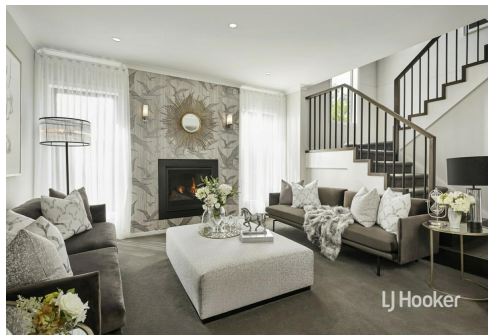
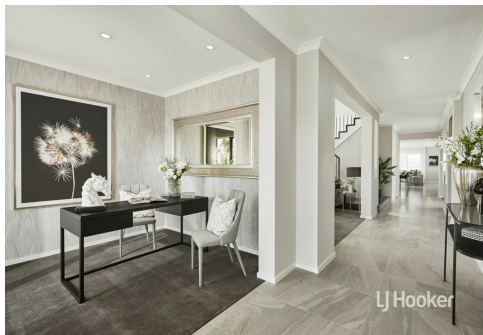




This image is a representative of a model house facade and is intended for illustrative purposes only. The actual property or building may vary in appearance and features.



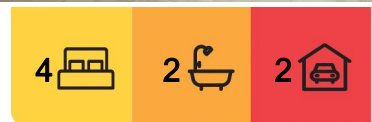
Werribee, 14 Irvine Rise

Magnificent Ex-Display Home Offers Luxurious Indoor/Outdoor Living in Sought-After Neighbourhood

LJ Hooker Property Point presents 14 Irvine Rise, Werribee. An incredible opportunity in a beautiful Werribee neighbourhood, this ex-display double-storey Carlisle Homes abode is perfect for families and investors, offering a luxurious atmosphere with lavish, modern design elements, contemporary features, and gorgeous shared spaces both upstairs and on the ground floor. This property is situated in a sought after, family-friendly location close to pristine parklands, a choice of grocery and retail stores, quality schools and other fantastic amenities.

-The anterior of this home exudes elegance with grey and neutral shades, complemented by darker fixtures, then upon entering, a beautiful entryway leads to a massive open plan living/meals/kitchen zone, joined by a theatre, lounge with fireplace, and study on the ground floor, plus upstairs shared landing with rumpus and kid's study space.

-Four spacious, carpeted, upstairs bedrooms all offer airy walk-in robes with the lavish



For Sale
\$995,000 - \$1,085,000

View
ljhooker.com.au/2EGEGHG

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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.

main going above and beyond with deluxe walk-in robe, stunning en suite with double vanity and large shower, plus balcony access.

-Main upstairs bathroom is central to all bedrooms, well-equipped with a relaxing bathtub, separate shower, and oversized mirror, and complemented by a separate adjacent toilet room upstairs, and downstairs powder room for added convenience.

-Entertainer's kitchen is the perfect place to share culinary experiences with a spacious island/waterfall benchtop/breakfast bar, contemporary, high-quality appliances, plenty of drawer and cupboard storage space, and walk-in pantry.

-Stunning, covered alfresco attached to the main home in the fully fenced yard offers an incredible indoor/outdoor lifestyle with ceiling fan, downlights, fireplace, established greenery, and incredibly serene atmosphere.

-Notable highlights of this 448m² (approx.) property include a combination of beautiful tiling and carpet underfoot, a large double garage, downlights, plenty of linen storage, gorgeous design fixtures, and separate internal laundry.

Enjoy a sophisticated yet relaxed lifestyle in a beautiful pocket of Werribee, less than an hour from Melbourne CBD. This property is close to beautiful parks and reserves including Tundra Esplanade Park and Townley Boulevard Park, retail services, lovely opportunities for dining out and takeaway, grocery shops and other amenities all within a short drive from home. Nearby attractions include Werribee Racing Club, Werribee Open Range Zoo, National Equestrian Centre, and more in nearby suburbs Wyndham Vale and Manor Lakes. For students, schools in the area include zoned Walcom Ngarra Secondary College (opening in 2024), Lollypop Creek Primary School, and Wyndham Vale Primary School, as well as plenty of other quality options. Wyndham Vale Railway Station is just a short drive away for commuters.

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 25/01/2024 subject to change.

More About this Property

Property ID	2EGEHGH
Property Type	House
Land Area	448 m ²
Including	Air Conditioning Fire Place Outdoor Entertaining Built-in-Robes Remote Garage

Patrick Bowen 0414 643 705

Licensed Estate Agent, Auctioneer | patrick.bowen@ljhooker.com.au

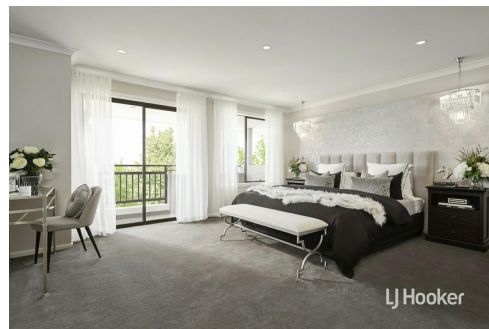
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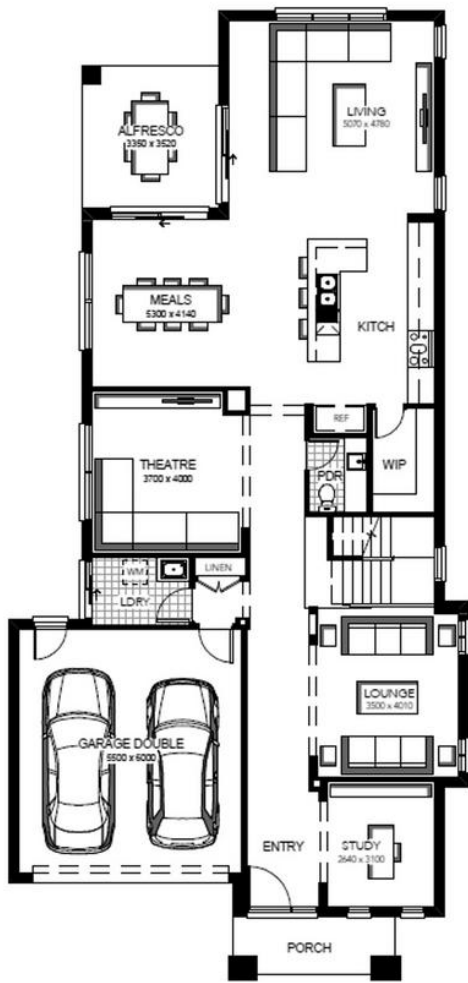
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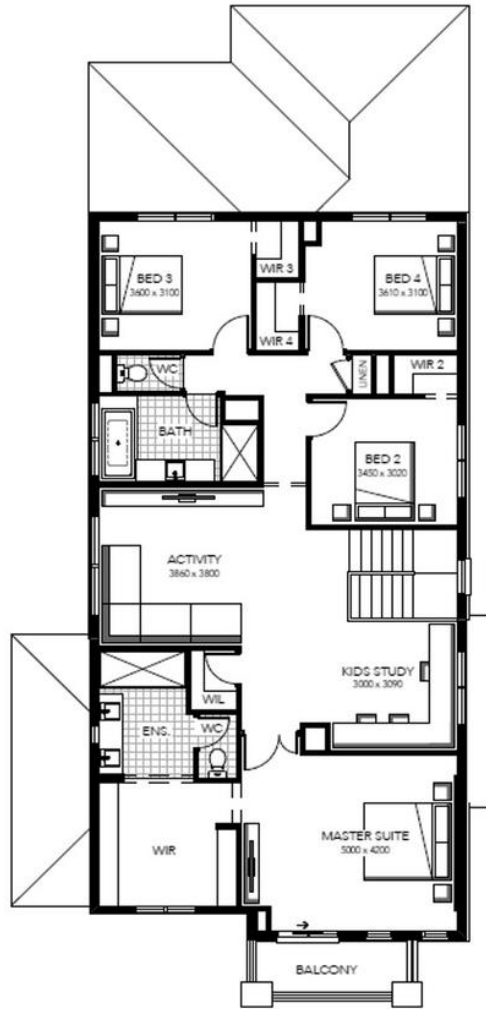


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Ground Floor



First Floor

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