

16 District Avenue, Werribee

## Beautifully Built Home Designed for Modern Family Living

### The Property

Welcome to 16 District Avenue, Werribee. The captivating facade exudes timeless charm, setting the tone for this beautifully built family home. Inside, spacious and refined living spaces complement four generous bedrooms, two bathrooms, and a double car garage, designed for comfort and style. Constructed with superior craftsmanship and quality finishes throughout, this stunning home is perfectly located in the vibrant heart of Werribee, close to shops, schools, and public transport, an exceptional opportunity for discerning homeowners or savvy investors.

### The Point of Difference

- Filled with natural light, the two inviting living areas offer the perfect blend of space and comfort, featuring an open plan layout that combines the kitchen, dining, and living zones, along with a separate lounge that provides a peaceful retreat.
- Boasting four spacious bedrooms, including a luxurious main suite featuring a generous walk-in robe and a beautifully appointed ensuite. The remaining bedrooms are fitted with built-in robes and enjoy easy access to the modern main bathroom.
- The kitchen showcases quality finishes, complete with an oven,

4  2  2 

### FOR SALE

\$800,000 - \$840,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



gas cooktop, dishwasher, generous bench space, overhead cabinetry, and a walk-in pantry, perfect for daily cooking and effortless meal preparation.

- " Set on a generous 540m2 allotment, this property features a stunning covered decked pergola with café blinds, seamlessly blending indoor and outdoor living, perfect for entertaining.
- Boasting a professionally designed and fully established food garden, this outdoor haven features a thriving variety of fruit trees, including cherries, apples, pears, plums, bananas, apricots, olives and berries, providing an abundant harvest to enjoy fresh from the garden or share with family and neighbours.
- Additional highlights include ducted heating and evaporative cooling, plantation shutters, quality window furnishings, superior light fittings, a separate laundry, a security system, and a double car garage. A 1.5kW solar system paired with a Tesla Powerwall battery provides outstanding energy efficiency, helping to substantially reduce electricity bills, while high-grade security film to the front windows offers exceptional strength and protection without compromising on style or natural light.

#### The Point of Interest

Nestled in a sought-after, family-friendly pocket of Werribee, this home provides exceptional access to Pacific Werribee Shopping Centre, Werribee Train Station, public libraries, and nearby medical facilities. With direct access to the Princes Freeway, commuting to Melbourne's CBD and beyond is highly convenient. Zoned for the prestigious Riverwalk Primary and Werribee Secondary Colleges, this location seamlessly combines lifestyle, convenience, and education. Enjoy easy access to iconic local attractions like Werribee Open Range Zoo and Werribee Mansion, offering a wonderful opportunity to secure a home in a remarkable 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](http://www.findmyschool.vic.gov.au) as of 14/08/25.

#### MORE DETAILS

Property ID                    2H1EHGH  
Property Type                House

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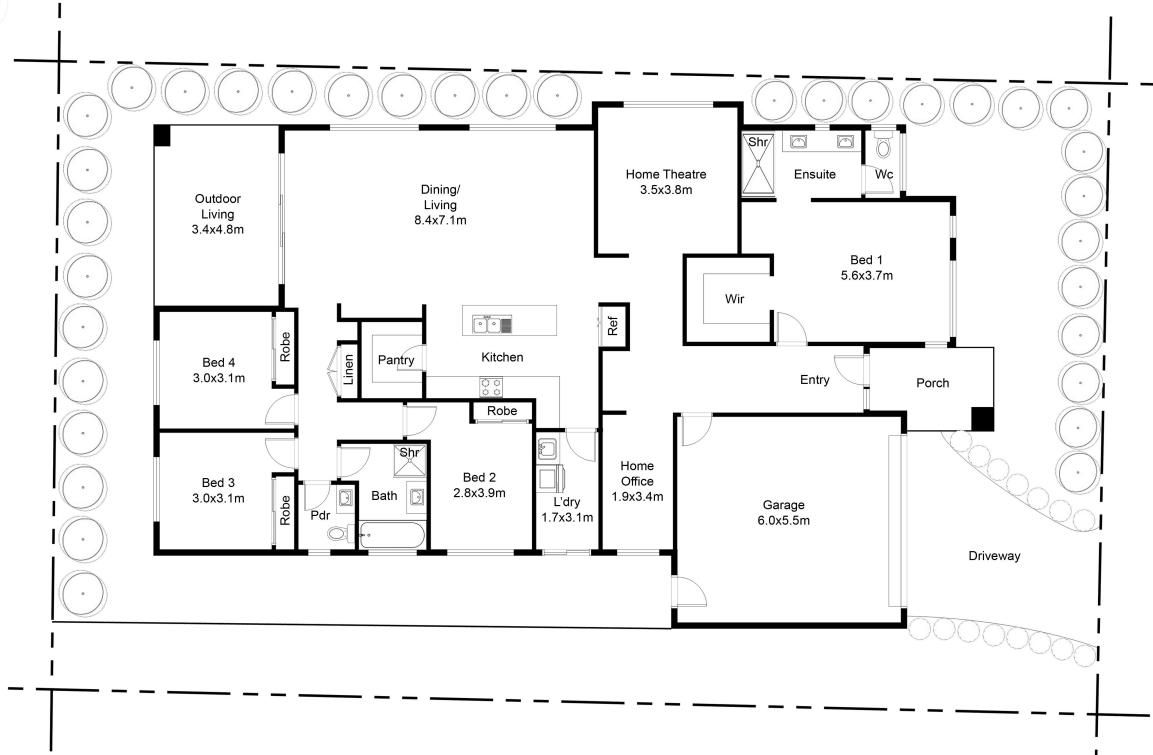
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FLOOR PLAN ON SITE PLAN

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.



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