

## Werribee, 181 Rosella Avenue

### Exceptional Living Awaits in Evergreen Estate

#### The Property

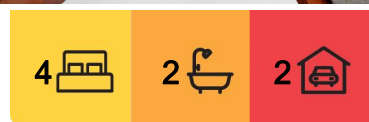
Welcome to 181 Rosella Avenue, Werribee. Nestled in the highly sought-after Evergreen Estate, this beautifully presented home offers a perfect combination of space, comfort and everyday convenience. Set on a generous 568m2 allotment, it boasts four well-sized bedrooms, two bathrooms, and a double garage, ideal for growing families or investors looking for long-term value. Featuring high ceilings, quality finishes and a prime location close to all essential amenities, this home offers the ideal lifestyle with everything you need at your doorstep.

#### The Point of Difference

- The remarkable open plan living, with a separate formal lounge and a central living hub adjacent to the kitchen, is flooded with natural light, creating a bright and inviting atmosphere perfect for everyday living.
- Comprising four bedrooms, the main includes a ceiling fan, walk-in robe, and an ensuite,



**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**  
\$600,000 - \$660,000

**View**  
[ljhooker.com.au/2GBYHGH](https://ljhooker.com.au/2GBYHGH)

**Contact**  
**Paul Caine**  
0421 551 051  
[paul.caine@ljhooker.com.au](mailto:paul.caine@ljhooker.com.au)  
**Mary Jamal**  
0451 145 598  
[mary.jamal@ljhooker.com.au](mailto:mary.jamal@ljhooker.com.au)

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

while the remaining bedrooms are fitted with built-in robes and are easily serviced by a modern central bathroom.

- A beautifully appointed modern kitchen, complete with a sleek reflective splashback, 900mm stainless steel oven and gas cooktop, rangehood, built-in pantry, and a convenient breakfast bar, ideal for casual dining.

- Situated on an expansive 568m2 (approx.) allotment, the fully fenced backyard features a large, undercover pergola, providing the perfect space for outdoor entertaining.

- Additional highlights include a double garage and additional parking in the driveway, ducted heating, split system cooling, floorboards, separate laundry, roller shutters on external windows, gated front yard and other quality fittings throughout.

#### The Point of Interest

Positioned in the highly regarded Evergreen Estate, this home offers a location that effortlessly blends convenience, lifestyle, and community appeal. Just moments from Pacific Werribee Shopping Centre, Aqua Pulse, and local parks, residents can enjoy access to shopping, dining, recreation, and everyday essentials. Zoned for Wyndham Park Primary School and Wyndham Central Secondary College, and well-serviced by nearby public transport and freeway links, this address promises ease and accessibility.

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 07/04/2025.

## More About this Property

<b>Property ID</b>	2GBYHGH
<b>Property Type</b>	House
<b>Land Area</b>	568 m2
<b>Including</b>	Ensuite

#### Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer | [paul.caine@ljhooker.com.au](mailto:paul.caine@ljhooker.com.au)

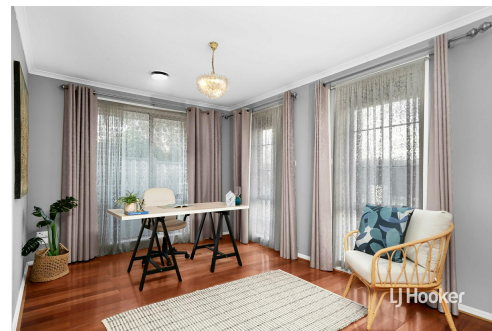
#### Mary Jamal 0451 145 598

Sales Associate | [mary.jamal@ljhooker.com.au](mailto:mary.jamal@ljhooker.com.au)

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

Shop 211, 4 Main Street, POINT COOK VIC 3030

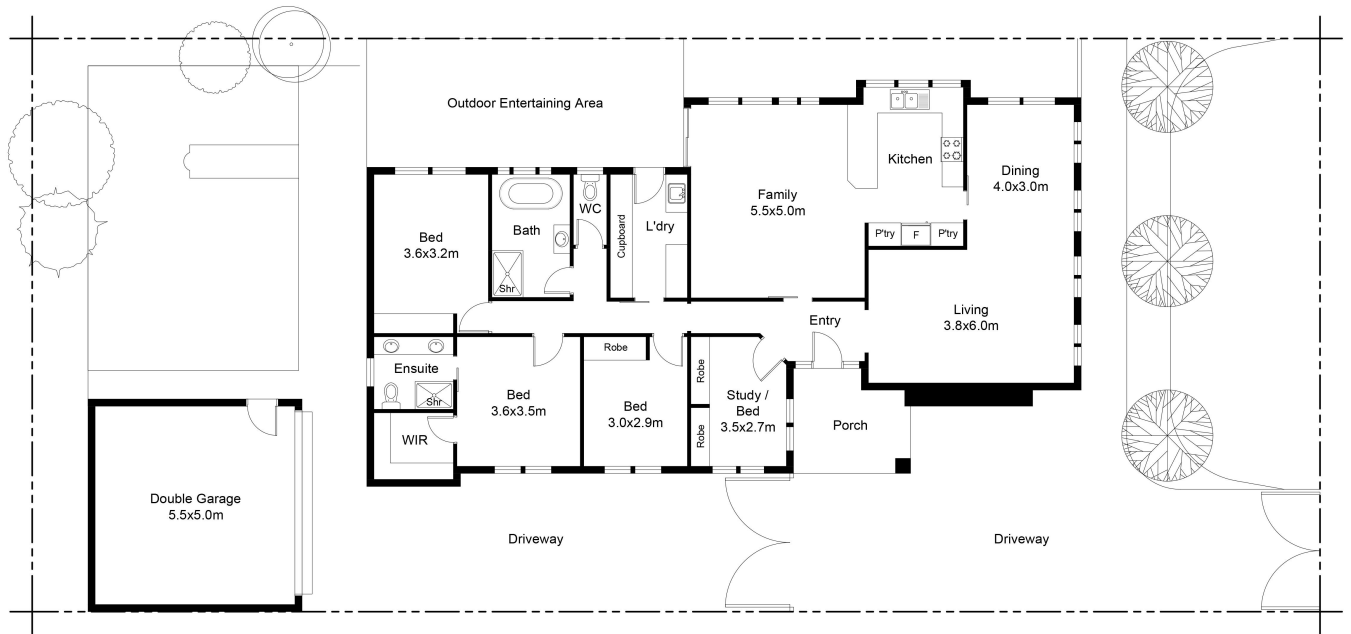
[pointcook.ljhooker.com.au](mailto:pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)



**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.

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





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.



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

**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.