

Werribee, 19 Eaglemont Way

Your Key to Luxury Living in Harpley Estate!

The Property

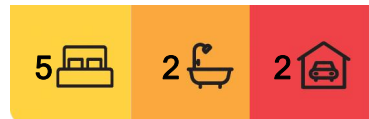
Hooker Point Cook proudly presents 19 Eaglemont Way, Werribee. Where luxury meets lifestyle in the prestigious Harpley Estate, this exceptional property offers a harmonious blend of comfort and sophistication. Boasting five bedrooms plus a separate study, two bathrooms, and a double car park, this residence is designed to accommodate modern family living with ease. Positioned in a prime location, residents enjoy convenient access to nearby amenities and attractions, making this splendid home the epitome of desirable living.

The Point of Difference

- The accommodation boasts five carpeted bedrooms, with the main suite showcasing a custom two pac triple built in robes and a lavish ensuite, offering a serene retreat for relaxation.
- The remaining bedrooms are adorned with plantation shutters and double built-in robes,



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
Inspection by appointment

View
By Appointment

Contact
Patrick Bowen
0414 643 705
patrick.bowen@ljhooker.com.au
Silvana Masalkovski
0448 846 629
silvana.masalkovski@ljhooker.com.au

LJ Hooker Point Cook
(03) 9975 7080

offering ample storage and flexibility for families of all sizes.

- With its stunning white aesthetic, the stylish kitchen features high-quality Fisher & Paykel appliances, including two 600mm ovens (one with pyrolytic self-cleaning), an induction cooktop, and a dishwasher, making meal preparation effortless. Enjoy the convenience of a walk-in pantry and the luxury of a 40mm stone benchtop with soft-close shelving, offering ample storage.

- Experience the allure of beautifully designed living spaces, where a welcoming lounge, a dedicated theater room, and a separate study seamlessly intertwine with open plan living, kitchen, and dining areas, offering versatility and elegance in every corner.

- Step into the inviting outdoor paved alfresco area, complete with a spa, ideal for entertaining, and nestled within the beautifully landscaped gardens. Please note - alfresco (spa is by negotiation and not automatically included in sale).

- Experience the seamless integration of advanced technology, with network connections in every room linked to the estate's OptiComm fiber network for unparalleled connectivity.

- Additional highlights include a double car garage with internal access, energy efficient 12-kilowatt solar system, contributing to reduced energy costs and environmental sustainability, ducted heating and refrigerated cooling, Crimsafe security doors, and an intercom/camera doorbell.

The Point of Interest

Nestled in the heart of Harpley Estate, residents are treated to unparalleled convenience, with easy access to nearby attractions such as Werribee Outdoor Pool, Werribee Open Range Zoo, and Werribee South Beach. Enjoy the convenience of Pacific Werribee Shopping Centre, Manor Lakes Central Shopping Centre, and Werribee Mercy Hospital, all just moments away. Commuters will appreciate the proximity to Werribee Station, while families benefit from being in the catchment area of esteemed schools like Lollypop Creek Primary School, Manor Lakes P-12 College, Walcom Ngarrwa Secondary College and Ngarboo Borron School with childcare facilities nearby. In addition to its allure, the location promises even more convenience, with a proposed Coles, gym, chemist, Dan Murphy's, and cafes set to open across the road in the next few months.

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 24/04/24.

More About this Property

Property ID	2EUKHGH
Property Type	House
Land Area	447 m ²

Patrick Bowen 0414 643 705

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

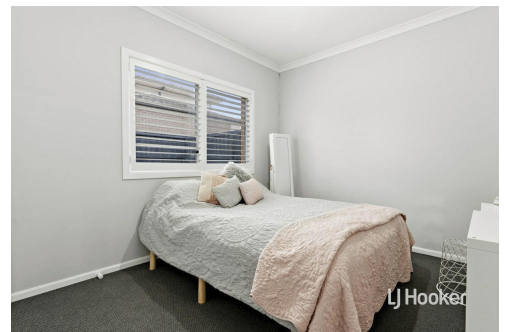
Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent | silvana.masalkovski@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080

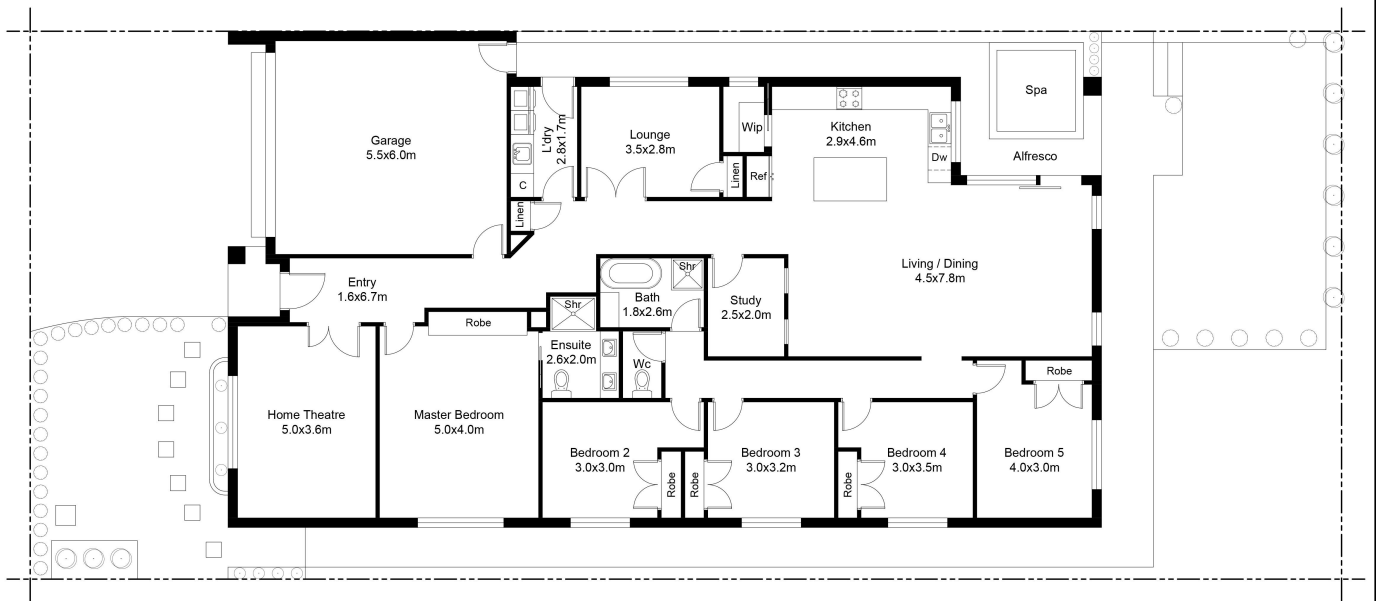
Shop 211, 4 Main Street, POINT COOK VIC 3030

pointcook.ljhooker.com.au | 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.