

2 Magpie Court, Werribee

Value Today, Potential for Tomorrow on 560m² approx.

The Property

Welcome to 2 Magpie Court, Werribee. An established level residence home an open plan layout with multiple living zones, generous outdoor space and excellent vehicle accommodation. With plenty of potential to add your own style, make it your own and truly call it home, the property offers flexibility for families, first-home buyers and investors, along with space for those looking to accommodate multiple vehicles, a small boat, trailer or other lifestyle needs.

The Point of Difference

- Three well-proportioned bedrooms feature built-in robes, including the main bedroom with direct access to the central bathroom. A separate toilet adds further practicality.
- Multiple living zones provide excellent flexibility, comprising a separate living and dining area plus a spacious family room adjoining the kitchen. Laminate flooring adds warmth and practicality through the main living areas.
- The functional kitchen offers ample cabinetry and preparation space, gas cooking and wall oven, with an open connection to the family room.

3 1 4

FOR SALE

\$560,000 - \$590,000

VIEW

Sat 3rd Oct @ 11:00AM - 11:30AM

AGENTS

Paul Nuske
0414 717 458
paul.nuske@ljhooker.com.au

Mac Naidoo
0452 516 565
mac.naidoo@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.



- A substantial covered carport/alfresco area provides excellent space for outdoor entertaining, while the established backyard offers lawn, mature trees and room to enjoy.
- Additional features include split-system air conditioning, a separate laundry, linen storage and excellent vehicle accommodation. In addition to the double garage, a versatile covered area provides the flexibility to function as either a pergola for outdoor entertainment or additional covered vehicle accommodation, allowing you to adapt the space to suit your needs.

The Point of Interest

Positioned in an established Werribee neighborhood, the property offers convenient access to everyday amenities. Pacific Werribee, Wyndham Park Community Centre, Werribee and Hoppers Crossing train stations, Werribee Mercy Hospital and Werribee's town center are all within easy reach. Families are also well catered for with a range of nearby schooling options, including Wyndham Park Primary School and Wyndham Central Secondary College, along with childcare and recreational facilities throughout the surrounding area.

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 29/09/26.

MORE DETAILS

Property ID	2K3MHGH
Property Type	House
Land Area	560 m2

Paul Nuske 0414 717 458

Licensed Estate Agent | paul.nuske@ljhooker.com.au

Mac Naidoo 0452 516 565

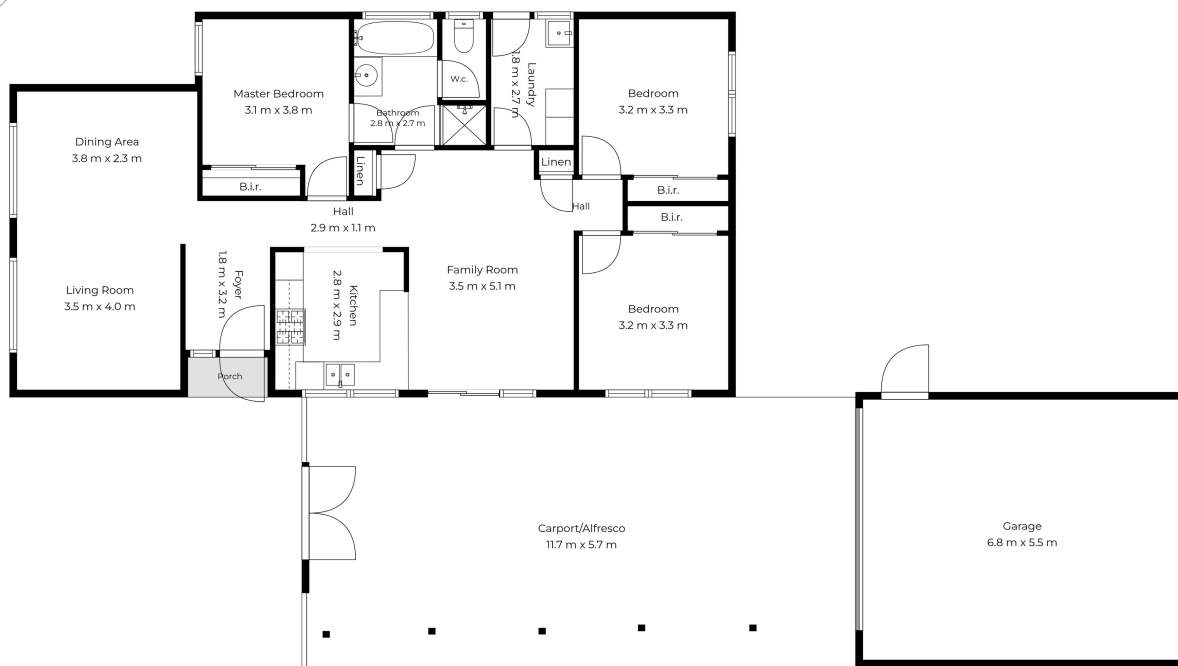
Partner | Sales Manager | mac.naidoo@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030

pointcook.ljhooker.com.au | pointcook@ljhooker.com.au





2 Magpie Court, Werribee

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

