



2 Rhus Court, Werribee

## Move In, Invest or Develop - Endless Potential!

2 Rhus Court, Werribee

Perfectly positioned in a peaceful court and offering exceptional value for first home buyers, growing families, investors and developers alike, this beautifully refreshed residence is ready for its next chapter. Recently repainted throughout and impeccably presented, this move-in-ready home combines comfort, functionality and future potential on a generous allotment of approximately 525sqm.

Whether you're looking to move straight in, lease it out or explore future development opportunities, this property presents exciting possibilities with the potential for subdivision (Subject to Council Approval), making it an outstanding investment in one of Werribee's most convenient locations.

### Property Features:

- Three generous bedrooms
- Master bedroom with private ensuite
- Central family bathroom
- Spacious lounge with timber flooring
- Functional kitchen with adjoining meals area

3 2 2

**FOR SALE**  
OFFER ACCEPTED!!!!

### AGENTS

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### AGENCY

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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.



- Recently repainted throughout
- Split system air conditioning and gas heating
- Large undercover pergola ideal for year-round entertaining
- Secure carport with drive-through access to the backyard
- Two garden sheds providing additional storage
- Established fruit trees and low-maintenance gardens
- Generous 525sqm (approx.) allotment
- Potential for subdivision or future development (Subject to Council Approval)
- Quiet court location close to schools, public transport, shopping centres, parks and medical facilities

Step outside to discover a spacious undercover pergola that's perfect for entertaining family and friends all year round. The generous backyard offers beautifully maintained gardens with established fruit trees, two garden sheds and secure gated drive-through access, providing plenty of room for additional vehicles, trailers, boats or caravans. The substantial land size also provides exciting scope for those looking to unlock the property's development potential (STCA).

Conveniently located within easy reach of quality primary and secondary schools, public transport, medical facilities, local shopping precincts, parks and reserves, the home also enjoys close proximity to Pacific Werribee Shopping Centre, offering an extensive range of retail stores, cafés, restaurants, cinemas and entertainment options.

Whether you're searching for your first home, a solid investment with future upside, or a property offering development potential, this exceptional residence delivers on every front. Move straight in, invest with confidence, or capitalise on the subdivision opportunity (STCA)-the choice is yours.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today to arrange your inspection.

LJ Hooker Team welcomes you and looks forward to meeting you at our open homes.

**DISCLAIMER:** 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.

Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>

## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | RZPHWU  |
| Property Type | House   |
| Land Area     | 525 m2  |
| Including     | Ensuite |

**Vinay Kumar 0415 316 382**

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