



24 Waterfront Boulevard, Werribee

## Grand Metricon Masterpiece Steps from the Werribee River

### The Property

Welcome to 24 Waterfront Boulevard, Werribee. A home of contemporary design, grand proportions, and meticulous detail. Perfectly positioned on one of the suburb's most prestigious tree-lined streets, and only steps away from the picturesque Werribee River, this Metricon double-storey masterpiece is set on an impressive 722m<sup>2</sup> (approx.) allotment. From its striking facade to its thoughtfully crafted interiors, every element has been created with entertaining and modern living in mind. Expansive living zones, both indoors and out, provide exceptional spaces for gatherings, complemented by beautifully landscaped surrounds and unique lifestyle features.

### The Point of Difference

- A selection of four versatile living zones, including a formal lounge with gas log fire, sunlit meals/family area flowing seamlessly from the kitchen, a billiard room for leisure, and an upstairs rumpus/children's retreat with a balcony capturing sweeping Werribee River views.
- Five spacious bedrooms, including a master with walk-in robe and ensuite, four further bedrooms with built-in robes, and a guest bedroom with ensuite downstairs for complete convenience. A

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

central bathroom with freestanding bath and a guest powder room further enhances the accommodation.

- A beautifully appointed kitchen with stone benchtops, a generous walk-in pantry, and seamless connection to the main living hub, designed as the perfect space for both everyday living and entertaining.
- Expansive 722m<sup>2</sup> (approx.) allotment with elevated outdoor living, featuring a fully enclosed decked indoor/outdoor entertaining area showcasing extensive Merbau picture-framed walls and ceilings, insulated blinds, and a wood fire oven for heating and cooking. A semi-enclosed Hydro Spa set within a tropical decked zone and beautifully landscaped gardens create a true entertainer's delight.
- Additional highlights include gas ducted heating, evaporative cooling, ceiling fans, plantation shutters, painted feature walls, downlights, separate laundry, a double car garage with drive-through access, and premium fittings throughout all adding to the comfort and quality of this remarkable home.

#### The Point of Interest

This is more than just a home, it's a lifestyle where every day feels like a retreat. With the tranquility of the Werribee River at your doorstep, you'll enjoy scenic riverside walks and access to the Werribee River Trail. You're just minutes from the beauty and green spaces of Werribee Park Mansion and the renowned Victoria State Rose Garden. For those who love wildlife and adventure, the world-class Werribee Open Range Zoo delivers a safari experience like no other, bringing nature and discovery to life. Dining, leisure and waterfront living merge seamlessly at Wyndham Harbour, creating the perfect balance of relaxation and convenience. Quality schools, local shops and major transport links ensure that everything you need is close by. In a home with this calibre of design, detail and setting, the opportunity is simply exceptional.

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 11/09/25.

#### MORE DETAILS

Property ID                    2H7EHGH  
Property Type                House

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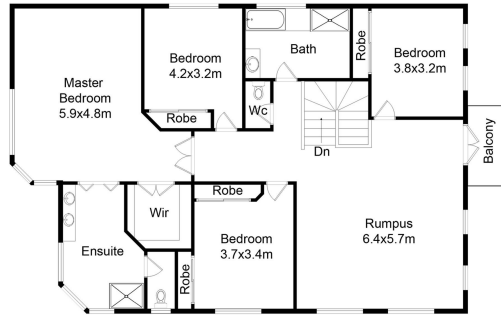
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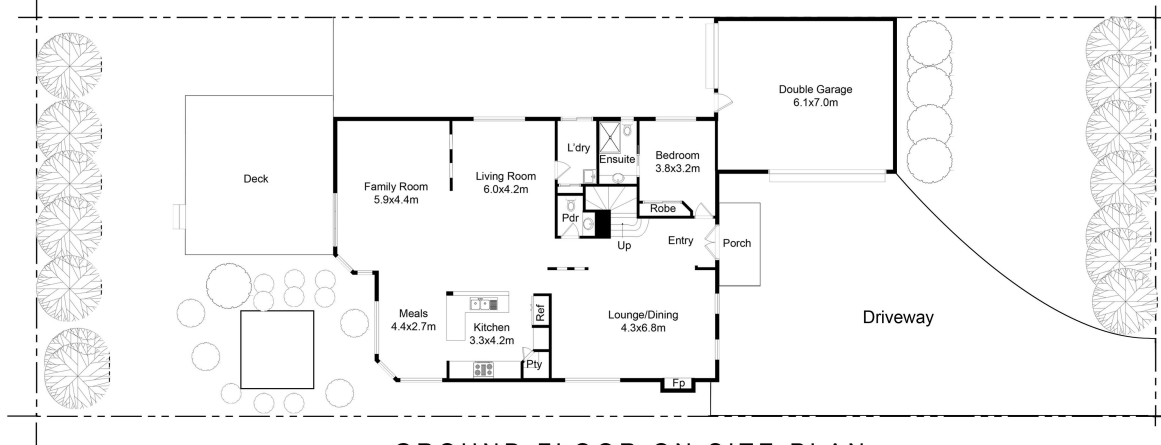
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FIRST FLOOR PLAN



GROUND FLOOR 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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