

Werribee, 3 Irvine Rise

Breathtaking Ex-Display with ALL the Upgrades!

LJ Hooker Property Point proudly presents 3 Irvine Rise, Werribee. Designed for effortless family living, this breathtaking home is an absolute standout. Brimming with upgrades and finished to the highest standards, this ex-display is nestled within the pristine Harpley Estate, enticing families, professionals and investors alike. Enjoying a low maintenance 512sqm block and encompassing three living zones, four bedrooms and two bathrooms, this home is complete with a separate study, double garage and a beautifully integrated entertainers alfresco.

-An abundance of living space includes open plan family and meals zones, with a separate media room providing exceptional versatility. Wall-to-wall glass stacker doors allow for light-filled interiors, opening to the entertainers alfresco, timber deck and lush garden spaces.

-The home chef will relish the magnificent kitchen, offering 40mm stone



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.

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For Sale

\$775,000 - \$850,000

View

ljhooker.com.au/2EDQHGH

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countertops, a butlers pantry with sink and state-of-the-art stainless-steel appliances including a 1200mm gas cooktop, under bench oven, microwave and integrated dishwasher.

-Positioned at the front of the home and enjoying floor-to-ceiling windows, the generous master suite boasts a walk-in-robe and stylish ensuite, complete with double vanities, feature tiling and an oversized walk-in shower. Three additional bedrooms are offered, each with built-in robes and shared access to the well-appointed family bathroom.

-Expertly constructed by JG King Homes, this single-story residence offers striking brick exteriors with timber feature pillars, a fully fenced backyard, grassy lawns and established hedging.

-Additional appointments include a double remote-control garage with internal access, a separate study nook with bespoke timberwork, a separate laundry, two linen closets, outdoor ceiling fan, feature lighting, plantation shutters and downlights throughout.

The leafy Harpley Estate offers a lifestyle of convenience, just moments from attractions including Werribee Outdoor Pool, Werribee Open Range Zoo and Werribee South Beach, while local amenities include Pacific Werribee, Manor Lakes Central and Werribee Mercy Hospital. For commuters, nearby public transport services include both Wyndham Vale and Werribee Stations, with local students within catchment of Lollypop Creek Primary School and Manor Lakes P-12 College.

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 03/01/2024.

More About this Property

Property ID	2EDQHGH
Property Type	House
Land Area	512 m²

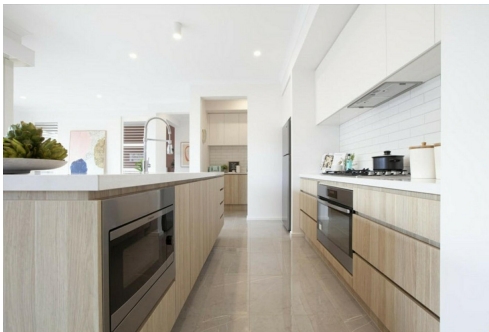
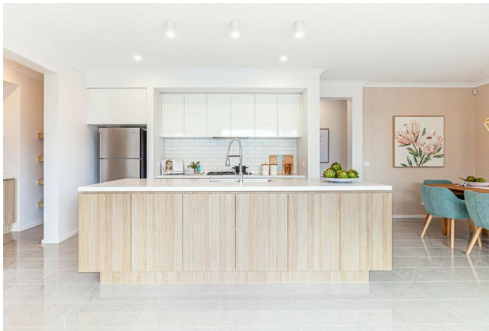
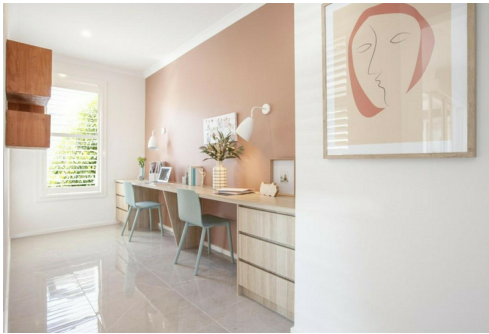
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