

## Werribee, 6 Pigeon Street

Prime Location with Boundless Future Opportunities (STCA)

### The Property

Welcome to 6 Pigeon Street, Werribee This beautifully renovated home, set on an approximately 627m2 allotment, perfectly blends modern living with future potential. Featuring three spacious bedrooms, an open-plan living area, and a large backyard, it's an exceptional opportunity for first-home buyers and investors alike. There's also exciting scope for future redevelopment or subdivision (STCA). Situated in a highly sought-after Werribee location, this property is just moments from essential amenities, schools, and public transport, making it a standout opportunity with unmatched convenience.

### The Point of Difference

- The open-plan layout effortlessly blends the dining and living areas, creating a spacious and inviting environment perfect for entertaining. Natural light fills the living areas, enhancing the ambience, while the striking tiles underfoot add a touch of style and elevate



**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**  
\$600,000 - \$650,000

**View**  
[ljhooker.com.au/2G15HGH](https://ljhooker.com.au/2G15HGH)

**Contact**  
**Natalie Newdick**  
0451 992 994  
[natalie.newdick@ljhooker.com.au](mailto:natalie.newdick@ljhooker.com.au)

**Anu Sharma**  
0448 218 455  
[anu.sharma@ljhooker.com.au](mailto:anu.sharma@ljhooker.com.au)

**LJ Hooker Point Cook**  
(03) 9975 7080

the space with their timeless beauty.

- Three carpeted bedrooms, each featuring built-in robes for seamless storage. These rooms are ideally positioned with easy access to the renovated main bathroom, which boasts luxurious floor-to-ceiling tiles for a modern finish.
- A beautifully designed kitchen, showcasing elegance and style, equipped with premium appliances, generous overhead cupboards and extensive bench space provide ample room for meal preparation and casual dining, making this kitchen a true highlight of the home.
- Situated on an approximately 627m2 allotment, the expansive outdoor area offering endless possibilities, whether for recreation, entertaining, or future enhancements to suit your vision.
- Additional features include parking in the driveway, superior fixtures and fittings, ample cupboards for additional storage space and downlights throughout.

#### The Point of Interest

Set in one of Werribee's most sought-after pockets, this home offers an exceptional opportunity to embrace both convenience and lifestyle. Just moments from a vibrant shopping precinct, featuring an array of restaurants, cafés, and shops, all within easy reach. Werribee train station is conveniently close, offering seamless transport options. With renowned schools, universities, medical facilities, and quick freeway access nearby, everything is within easy reach. Zoned for Wyndham Central Secondary College and Wyndham Park Primary School, and with the Werribee River and scenic parklands just moments away, this property perfectly balances modern living with ideal accessibility.

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 05/02/2025.

## More About this Property

<b>Property ID</b>	2G15HGH
<b>Property Type</b>	House
<b>Land Area</b>	627 m2

#### Natalie Newdick 0451 992 994

Sales Executive | [natalie.newdick@ljhooker.com.au](mailto:natalie.newdick@ljhooker.com.au)

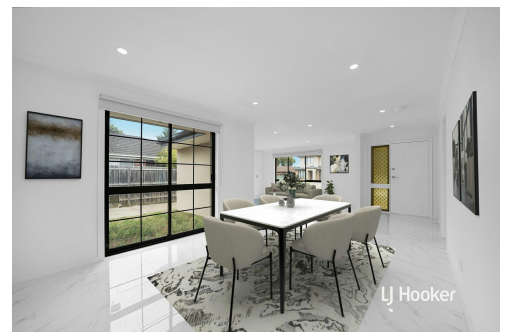
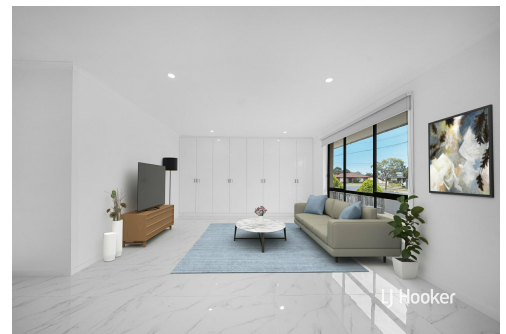
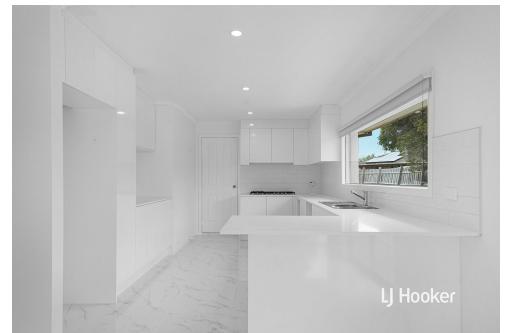
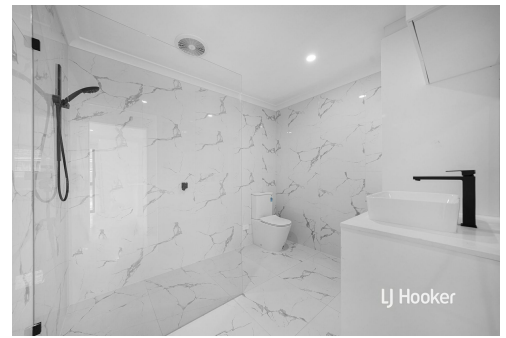
#### Anu Sharma 0448 218 455

Sales Consultant | [anu.sharma@ljhooker.com.au](mailto:anu.sharma@ljhooker.com.au)

#### LJ Hooker Point Cook (03) 9975 7080

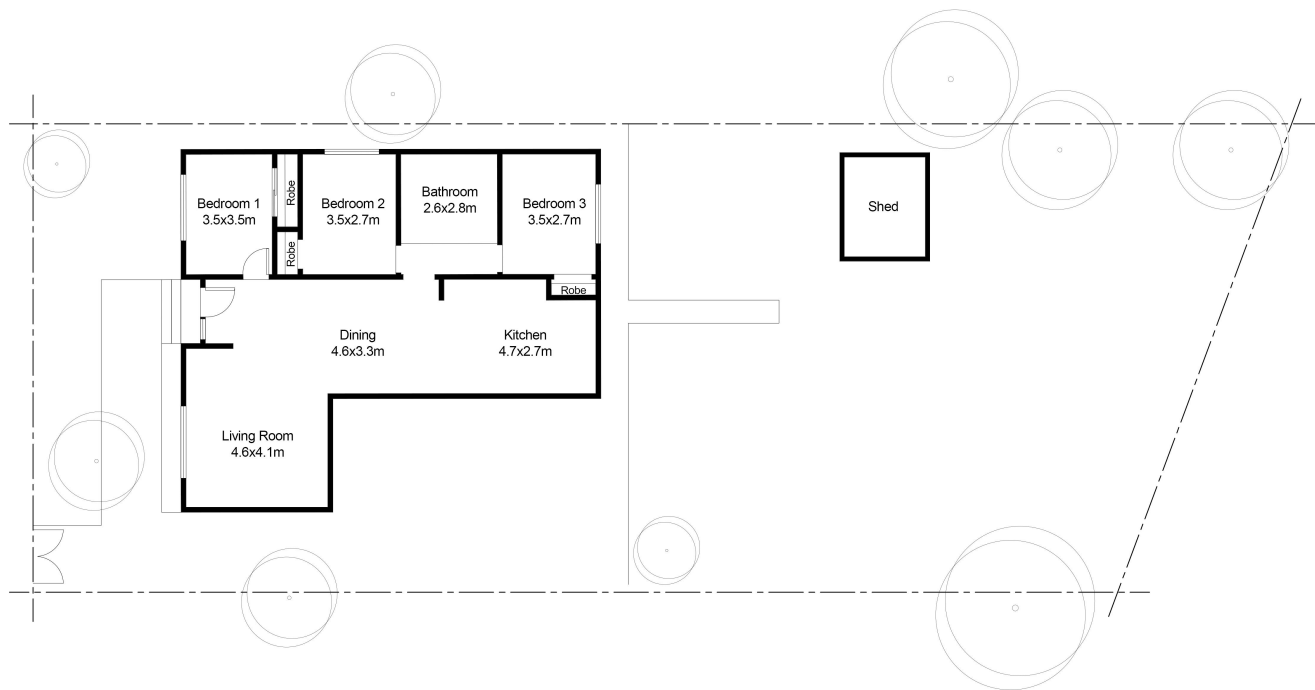
Shop 211, 4 Main Street, POINT COOK VIC 3030

[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)



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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.



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