



Werribee, 7 Latrobe Court

Families and Investors Must Inspect! Spacious Family Home on Generous Block

LJ Hooker Property Point proudly presents 7 Latrobe Court, Werribee. Representing superb buying in a highly sought location, this low maintenance residence offers an impressive floorplan on a generous 671sqm block. Harwood floors guide you through a multitude of living spaces, four bedrooms and two bathrooms, with an entertainers alfresco, double carport, a powered fully lined multipurpose room, and a garden shed at its rear. Residents will enjoy local shops, schools and playgrounds within walking distance, with major retailers and public transport options just minutes away.

-Offering ample space for families to relax and entertain, this home boasts a formal lounge and study zone and open plan family and meals areas, with hardwood timber flooring providing warmth and ambience throughout.

-The quality kitchen offers wrap-around countertops, overhead cabinetry and a full-sized pantry, with appliances including an upright gas cooker, rangehood and stainless-steel



For Sale

\$610,000 - \$630,000

View

ljhooker.com.au/2EQQHGH

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dishwasher.

-Accommodation includes four bedrooms, each with built-in robes. The primary suite includes an ensuite bathroom, while the remaining bedrooms share access to the well-positioned family bathroom. A separate study nook adds convenience, perfect for those who work or study from home.

-Enjoying a low maintenance 671sqm (approx.) allotment, this property includes a covered pergola with timber decking, perfect for outdoor entertaining, plus an additional garage/multipurpose space, fully finished with insulation, power and storage room.

-Additional appointments include a double carport with drive through access, additional off-street parking, a garden shed, separate laundry, ducted heating, evaporative cooling, skylights to the kitchen and hallway spaces, and downlights throughout.

Nestled within a family-friendly enclave, this property offers Werribee IGA, Riverdene Kindergarten and Wilson Reserve Playground within walking distance. Local shopping and entertainment precincts include Pacific Werribee, Werribee Town Centre and Quantin Binnah Community Centre, while nearby parklands include Presidents Park, Riverbend Historical Park and the sporting ovals of Galvin Park Reserve. For students, this property is within catchment of Westgrove Primary School and Wyndham Central Secondary College, with Bethany Catholic Primary School also within proximity. Well positioned for commuters, this property is just 33kms from Melbourne CBD, with easy access via Werribee Station.

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 13/03/24.

More About this Property

Property ID	2EQQHGH
Property Type	House
Land Area	671 m ²

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