

Werribee, 83 Loyola Road

Opportunity Awaits - Perfect Location with Endless Renovation Potential

The Property

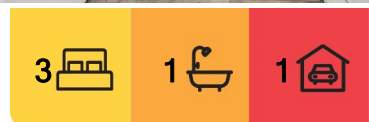
Welcome to 83 Loyola Road, Werribee. This three-bedroom home is brimming with potential and is a renovator's delight for those looking to add their own personal touch. Ideally situated near Werribee Secondary School, Werribee Primary School, Princes Freeway, public transport, and just a short drive to Werribee CBD, this property offers both convenience and a well-connected lifestyle.

The Point of Difference

- Upon entry, you are greeted by a spacious living area, providing an open and versatile space ideal for family gatherings.
- The home boasts three carpeted bedrooms, with the main suite featuring a floor-to-ceiling built-in robe for ample storage. The main bathroom is easily accessible from all bedrooms.
- The kitchen is equipped with ample storage and bench space, providing a functional area



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
\$545,000 - \$595,000

View
ljhooker.com.au/2G2JHGH

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for family meals. The dining area, positioned adjacent to the kitchen, offers a seamless flow for convenient dining.

- Boasting an expansive backyard on an approximately 633m2 allotment, this property offers an outdoor shed, generous space for outdoor living, recreation, or the potential for future landscaping projects.

- Additional features include parking in the driveway with drive-through access, an abundance of natural light from large windows, a ceiling fan in the living area, and a separate laundry.

The Point of Interest

Positioned in a highly sought-after location, this home is within walking distance to Werribee Secondary School and Werribee Primary School, and just moments from Werribee Plaza, Werribee Open Range Zoo, public transport, parklands, and reserves. With easy access to the Princes Freeway, this property offers the option to renovate, providing an exciting opportunity for those looking to transform it into their ideal home.

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 20/02/2025.

More About this Property

Property ID	2G2JHGH
Property Type	House
Land Area	633 m2

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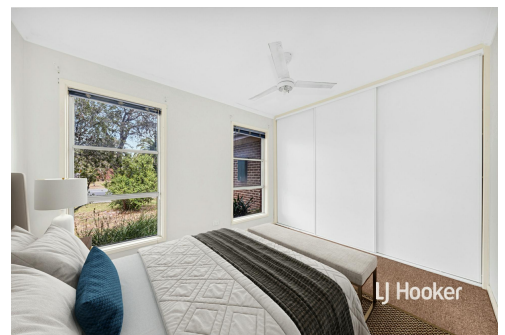
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