



2/21 Beamish Street, Werribee

## Ideal First Home, Downsizer or Investment Opportunity

### The Property

Welcome to 2/21 Beamish Street, Werribee. A wonderful opportunity to secure a well-located unit in a highly convenient pocket. The open-plan living and dining area is filled with natural light, flowing through to the kitchen and extending out to a private courtyard, creating a relaxed and inviting atmosphere. Designed for low-maintenance living, this home is well suited to first home buyers, downsizers and investors alike. Ideally positioned close to local shops, schools, public transport and parklands, this is a great opportunity to secure a quality residence in a well-connected and evolving neighbourhood.

### The Point of Difference

- Upon entry, you are welcomed into a bright open-plan living and dining area, creating a warm and inviting setting designed for relaxed everyday living.
- Two bedrooms provide comfortable accommodation, with one featuring a built-in robe.
- The well-appointed kitchen includes an upright electric cooker, rangehood, ample cabinetry and generous bench space, complemented by a breakfast bar overlooking the living area.
- A centrally positioned bathroom services the home, complemented

2 1 1

### FOR SALE

\$400,000 - \$425,000

### VIEW

Sat 11th Apr @ 10:30AM - 11:00AM

### AGENTS

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### AGENCY

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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.



- by a separate laundry for added convenience.
- The private courtyard offers a low-maintenance outdoor space, complete with clothesline.
- Additional features include a single carport, split system heating and cooling, and a security screen door.

#### The Point of Interest

Positioned in the heart of Werribee, this residence offers exceptional lifestyle convenience. Just moments from Werribee Train Station and the town centre, you'll enjoy easy access to cafés, restaurants and local shopping, while nearby freeway connections support seamless commuting. Zoned to Werribee Primary School and Werribee Secondary College, and surrounded by parklands, river trails, Werribee Park and the Werribee Open Range Zoo, this location presents a superb opportunity to secure a home in a well-connected and highly regarded area.

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 08/04/26.

#### MORE DETAILS

Property ID                    2JAGHGH  
Property Type                House

#### Paul Caine 0421 551 051

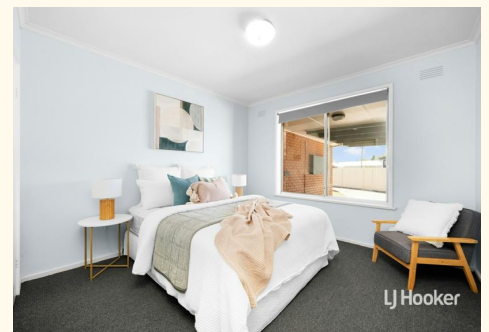
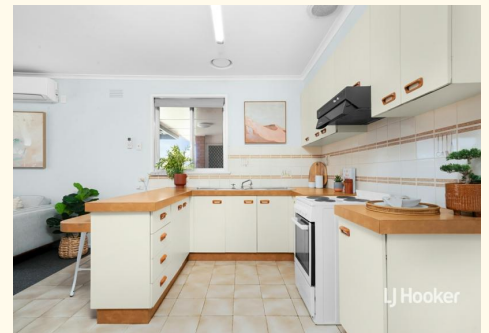
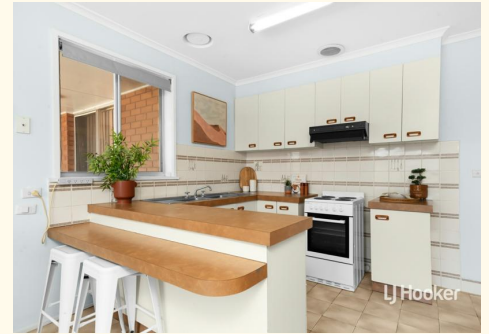
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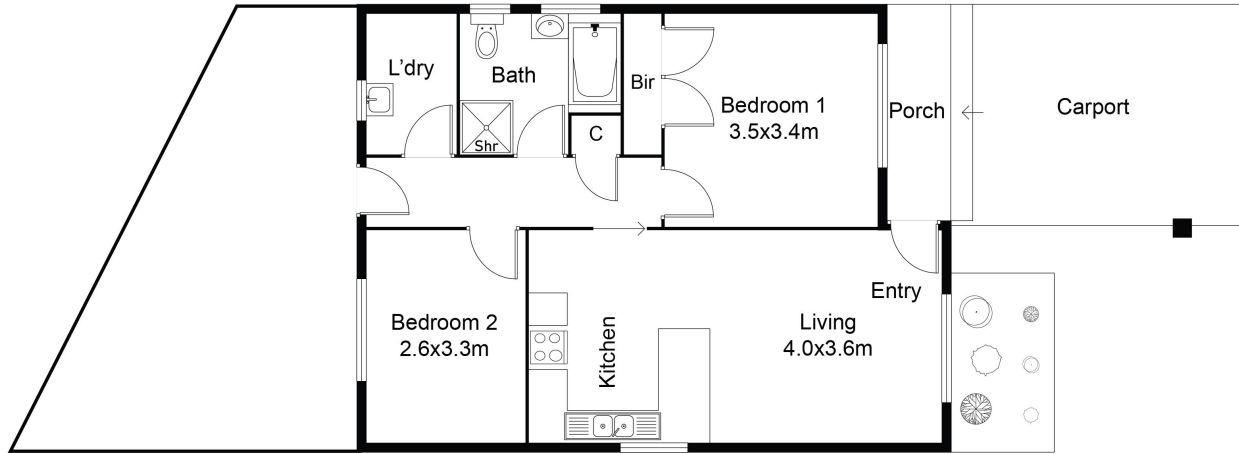
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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