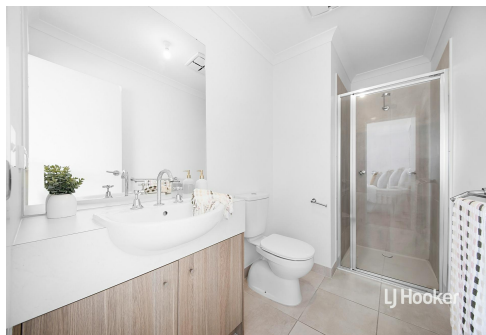
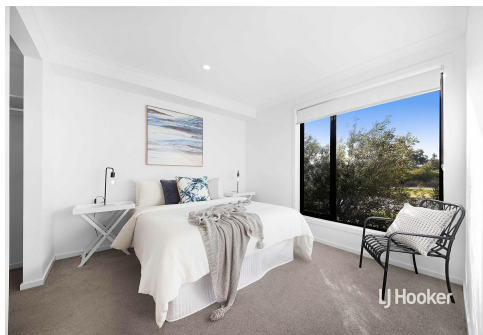




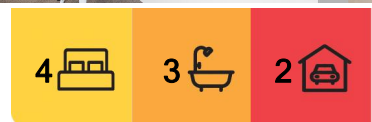
Werribee, 22 Heathwren View

Incredibly Spacious, Split-Level Townhouse in Sought-After Neighbourhood

LJ Hooker Property Point presents 22 Heathwren View, Werribee. This magnificently designed townhouse is the perfect home for families and a great opportunity for savvy investors, with four spacious bedrooms including upstairs main and downstairs guest retreat, both with walk-in robes and en suites, plus plenty of shared zones, quality stainless steel appliances, and an array of modern design elements and features. This property is situated in a wonderful pocket of Werribee close to pristine parklands, a choice of grocery and retail stores, quality schools, and other fantastic amenities.

-A welcoming brick/render anterior in neutral shades leads indoors to a lovely open plan living/dining/kitchen zone with a combination of carpet and tiling underfoot, sunlit with direct access to the backyard terrace.

-Four spacious, carpeted bedrooms, three upstairs, offer airy built-in robes with both the main and downstairs guest suite providing the luxury of walk-in robes and modern en



For Sale
\$500,000 - \$550,000

View
ljhooker.com.au/2F25HGH

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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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suites.

- Main upstairs bathroom is central to all bedrooms, well-equipped with shower, tidy vanity with storage, and sparkling mirror, while the downstairs guest bedroom ensuite doubles as a convenient shared-access powder room.
- Kitchen provides a spacious stone top bench/breakfast bar, high-quality appliances including stainless steel dishwasher and 900mm oven/stovetop, plenty of drawer and cupboard storage space, and built-in pantry.
- Fully fenced backyard offers a serene outdoor space with concreted alfresco, lovely lawn for kids and pets to enjoy, plus room for garden beds and more.
- Notable highlights of this 192m2 (approx.) property include a double remote-control carport, downlights, and separate internal laundry facilities.

Enjoy a relaxed lifestyle in sought-after Werribee, located less than an hour (approx.) from Melbourne CBD. This property is close to picturesque parks and reserves such as Tundra Esplanade Park and Townley Boulevard Park, plus retail services, delightful dining and takeaway options, grocery stores, and other amenities just a short drive away. Enjoy nearby attractions like the Werribee Racing Club, Werribee Open Range Zoo, National Equestrian Centre, and more in neighboring suburbs Wyndham Vale and Manor Lakes. For families, the area offers excellent educational opportunities, including zoned Walcom Ngarrwa Secondary College, Lollypop Creek Primary School, and Wyndham Vale Primary School, along with many other options. Commuters will appreciate proximity to Wyndham Vale Railway Station.

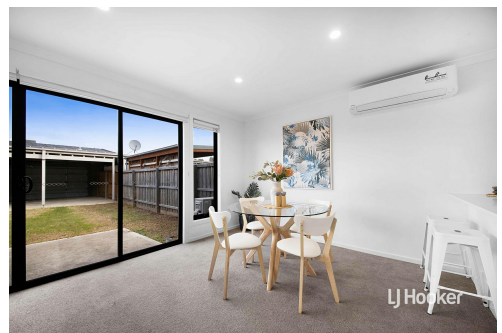
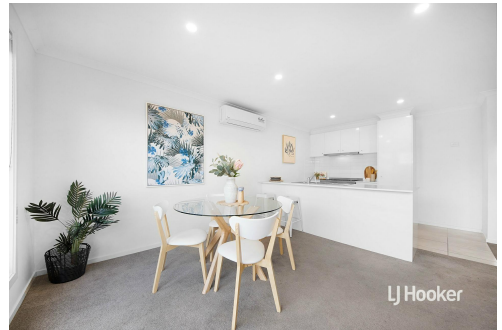
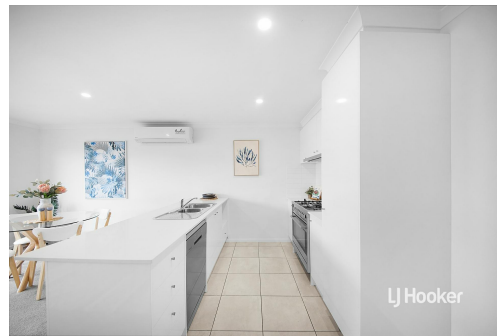
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 03/07/2024.

More About this Property

Property ID	2F25HGH
Property Type	Townhouse

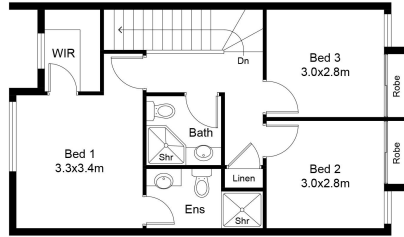
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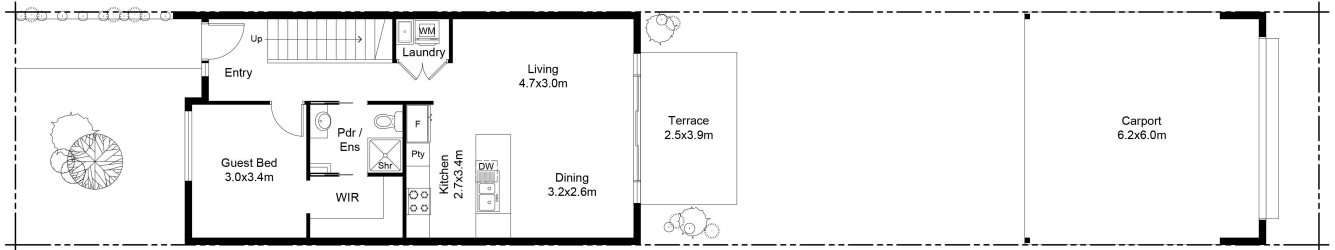


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FIRST FLOOR PLAN



GROUND 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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