







8/12 Mingos Court, Werribee

Modern Townhouse Living with Amenities at Your Doorstep

The Property
Welcome to 8/12 Mingos Court, Werribee. Presenting an inviting two-bedroom townhouse, showcasing modern design, comfortable living spaces and low-maintenance living. Spanning two levels, the home offers a welcoming living area, two upstairs bedrooms and a private courtyard, creating an ideal setting for everyday living. An excellent opportunity for first-home buyers, investors and downsizers alike, this townhouse offers comfortable living with minimal upkeep required. Enjoy easy access to shopping centres, dining destinations, recreational facilities and public transport connections.

The Point of Difference
- Spanning across two well-designed levels, the home features a light-filled living area that creates a welcoming atmosphere, finished with timber-look flooring for a modern touch.
- Upstairs, two bedrooms include a main bedroom with a walk-in robe, while the second bedroom features a built-in robe, both enjoying easy access to the modern main bathroom.
- The well-equipped kitchen features stainless steel appliances, including an oven and cooktop, complemented by ample overhead cabinetry and bench space, with an adjoining open-plan dining

2 1 1

FOR SALE
$400,000 - $440,000

VIEW
Wed 25th Nov @ 5:00PM - 5:20PM

AGENTS
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Interested parties must rely solely on their own enquiries.

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area for everyday meals.
- A private courtyard provides a secluded outdoor retreat, offering a charming setting to enjoy the outdoors with the convenience of low-maintenance surrounds.
- Additional highlights include ducted heating and split-system cooling for year-round comfort, modern window furnishings and a single remote-control garage with internal access.







The Point of Interest
Surrounded by an impressive array of amenities, this location offers access to an extensive selection of shopping, dining, entertainment and recreational destinations. Pacific Werribee features a diverse range of retail stores, cafés, restaurants and entertainment venues. Just a short drive away, Werribee Open Range Zoo and Werribee Park Mansion are among the area's most popular destinations, while Eagle Stadium and local sporting facilities provide recreational opportunities. The property is zoned to Thomas Chirnside Primary School and Wyndham Central Secondary College, with childcare centres and other educational facilities throughout the area. Werribee Train Station, local bus services and the Princes Freeway provide excellent transport connections, offering the perfect balance of lifestyle and convenience.

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 21/10/26.

MORE DETAILS

Property ID	2K5ZHGH
Property Type	Townhouse
Including	Air Conditioning
	Ducted Heating
	Toilets (1)
	Courtyard
	Built-in-Robes

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