



Werribee, 9A Carly Terrace

Exquisite Corner Townhouse with Parkland Views in Orchard Estate

The Property

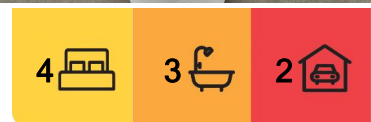
Welcome to 9A Carly Terrace, Werribee. No Body Corporate fees. Showcasing elegance, space, and attention to detail, this exquisite corner block townhouse is nestled within the serene and established Orchard Estate. Designed to deliver comfort, lifestyle, and refined living, it features four spacious bedrooms, three beautifully finished bathrooms, and a remote-controlled double garage. Boasting tranquil parkland vistas and a prime location just moments from Werribee's shopping precinct, top-rated schools, and transport links, this exceptional opportunity allows you to secure a superior home in one of the region's most coveted neighbourhoods.

The Point of Difference

- This beautifully designed home features two separate living areas: a bright formal lounge and an open-plan kitchen and meals area that overlooks the inviting family room, providing



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
\$595,000 - \$650,000

View
By Appointment

Contact
Natalie Newdick
0451 992 994
natalie.newdick@ljhooker.com.au

Anu Sharma
0448 218 455
anu.sharma@ljhooker.com.au

LJ Hooker Point Cook
(03) 9975 7080

comfortable spaces for everyday living and entertaining.

- The stunning classic timber kitchen is equipped with quality stainless steel appliances, a large walk-in pantry, ample overhead cabinetry, and a central island bench designed for casual dining and meal preparation.
- Accommodation includes four generously sized bedrooms. The main suite with ensuite boasting a double shower and opens onto a private balcony with tranquil parkland views, while bedrooms two and three each have their own separate balcony and convenient access to the modern main bathroom featuring a claw foot bathtub.
- The fourth bedroom is located on the ground floor and boasts elegant French doors and a private half ensuite, ideal for guests or you can use as a study/home office if desired.
- The backyard offers a tranquil retreat, featuring paved concrete and a low-maintenance garden that together create a serene courtyard, complemented by a handy garden shed for additional storage.
- Additional features include ducted heating throughout the home, north and south facing balconies, adorned with polished timber floors, brand new carpets in bedrooms, separate laundry, linen storage, a powder room downstairs for added convenience, and a double carport with a remote-controlled door.

The Point of Interest

Experience unparalleled convenience in this ideally located home, just steps from a local bus stop and a short drive to Werribee Train Station-making your daily commute a breeze. Immerse yourself in the vibrant lifestyle offered by the nearby Watton Street precinct, Pacific Werribee Shopping Centre, and Wyndham Vale Square, each bursting with a diverse array of shopping, dining, and entertainment options. Perfect for families, the property is zoned for Wyndham Park Primary School and Werribee Secondary College, ensuring your loved ones have access to top-quality education just minutes from home. This exceptional location truly combines lifestyle, convenience, and opportunity.

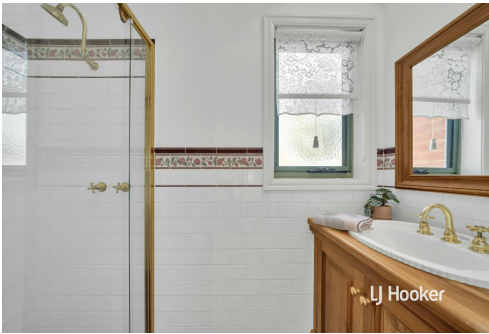
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. School zoning stated on findmyschool.vic.gov.au as at 23/06/2025 and subject to change.

More About this Property

Property ID	2GRGHGH
Property Type	Townhouse

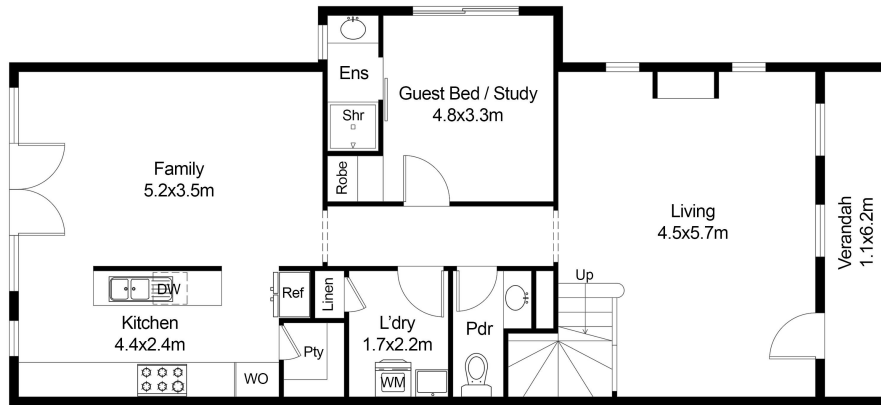
Natalie Newdick 0451 992 994
 Sales Executive | natalie.newdick@ljhooker.com.au
Anu Sharma 0448 218 455
 Sales Consultant | anu.sharma@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080
 Shop 211, 4 Main Street, POINT COOK VIC 3030
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au

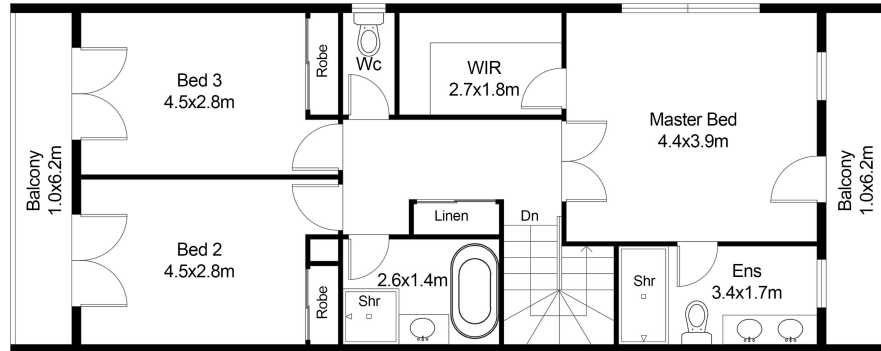


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Point Cook
(03) 9975 7080



GROUND FLOOR PLAN



FIRST FLOOR 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.

