



16/216 Shaws Road, Werribee

3 2 1

## Position, Convenience and Lifestyle Combined

**FOR SALE**  
\$495,000 - \$535,000

### AGENTS

Patrick Bowen  
0414 643 705  
patrick.bowen@ljhooker.com.au

Silvana Masalkovski  
0448 846 629  
silvana.masalkovski@ljhooker.com.au

### AGENCY

LJ Hooker Point Cook  
(03) 9975 7080

### The Property

Welcome to 16/216 Shaws Road, Werribee. This beautifully maintained unit presents a bright and welcoming home, offering a layout that is easy to enjoy day to day. Comprising three bedrooms, two bathrooms and open plan living, the home is further enhanced by high ceilings that add a sense of openness throughout. A private courtyard and single car garage complete the offering. Presenting a perfect opportunity for first-home buyers, downsizers or savvy investors, the property is conveniently located close to shopping, cafés, schools, public transport and a full range of essential amenities.

### The Point of Difference

- Upon entry, you are welcomed by a spacious and light-filled lounge that sets a warm and inviting tone, flowing seamlessly through to the meals area and kitchen to create a connected setting for everyday living and entertaining.
- Three bedrooms all feature built-in robes, with the main bedroom offering the added benefit of a private ensuite, complemented by a centrally located main bathroom.
- Well-presented kitchen is equipped with quality appliances, a

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double-door pantry, generous storage and a breakfast bar for casual meals.

- A private, fully fenced courtyard provides an outdoor space to enjoy.
- Additional features include ducted heating, evaporative cooling, separate laundry, quality window furnishings throughout and a single remote garage for added convenience.

#### The Point of Interest

Set within a highly sought-after pocket of Werribee, this address offers exceptional access to a wide range of everyday amenities and lifestyle attractions. Local shops and recreational facilities are just a short walk away, while Pacific Werribee Shopping Centre is only minutes from home, providing extensive shopping, dining and essential services. Families are well catered for with nearby schools, childcare options and open parklands, while public transport and key road links ensure convenient movement throughout the area. With the Werribee River trails, the renowned Werribee Park Gardens and the Werribee Open Range Zoo close by, this superb location places everything you need within easy reach.

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 05/01/26.

#### MORE DETAILS

Property ID                    2HU2HGH  
Property Type                Unit

#### Patrick Bowen 0414 643 705

Licensed Estate Agent, Auctioneer | [patrick.bowen@ljhooker.com.au](mailto:patrick.bowen@ljhooker.com.au)

#### Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent |  
[silvana.masalkovski@ljhooker.com.au](mailto:silvana.masalkovski@ljhooker.com.au)

#### LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook.ljhooker.com.au](mailto:pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)

