



4/21 Beamish Street, Werribee

A Prime Werribee Address Near Key Local Amenities

The Property

Welcome to 4/21 Beamish Street, Werribee. Offering comfort, convenience and low-maintenance living, this two-bedroom unit presents an excellent opportunity in a well-connected location. Featuring two bedrooms and light-filled open-plan living, the home provides a comfortable setting for everyday living. Ideal for first home buyers, downsizers or investors, it is positioned close to key amenities, transport and local shopping, making it a great opportunity to secure a home in an established and accessible pocket.

The Point of Difference

- Upon entry, you are welcomed into a light-filled open-plan living area, creating a comfortable and inviting space.
- The well-appointed kitchen features ample cabinetry, generous bench space and a breakfast bar, overlooking the living area.
- Comprising two bedrooms, the main bedroom includes a built-in robe, while both rooms offer a comfortable and private retreat, serviced by a centrally located bathroom.
- A fully fenced courtyard offers a private outdoor space, complete with a clothesline for added convenience.
- Additional features include a separate laundry, single carport, split

2 1 1

FOR SALE
\$400,000 - \$425,000

AGENTS

Paul Caine
0421 551 051
paul.caine@ljhooker.com.au

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

AGENCY

LJ Hooker Point Cook
(03) 9975 7080

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.



system unit in the living area for year-round comfort, and a practical layout designed for easy, low-maintenance living.

- The property is currently tenanted, generating a rental income of \$405.00 per week, with the lease in place until November 2026.

The Point of Interest

Positioned in the heart of Werribee, this unit offers exceptional everyday convenience with key amenities all within easy reach. Just moments from Werribee Train Station and the vibrant town centre, enjoy access to cafés, restaurants and a range of shopping options, while easy freeway connectivity supports effortless commuting. Families will appreciate zoning to Werribee Primary School and Werribee Secondary College, with nearby parklands, river trails, Werribee Park and the Werribee Open Range Zoo enhancing the lifestyle appeal. A fantastic opportunity to secure a well-located unit in an established and connected setting.

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 17/03/26.

MORE DETAILS

Property ID	2J6PHGH
Property Type	Unit
Including	Air Conditioning Courtyard Built-in-Robes

Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer |
paul.caine@ljhooker.com.au

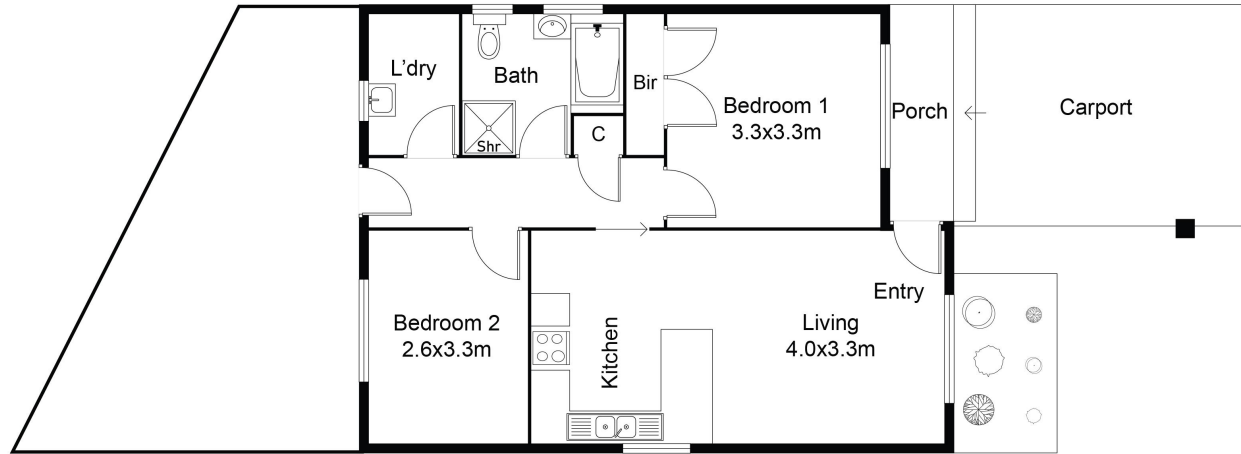
Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent |
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 | pointcook@ljhooker.com.au





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.

