



12 Bellinger Crescent, Wyndham Vale

Modern Living with Every Convenience Within Reach

The Property

Welcome to 12 Bellinger Crescent, Wyndham Vale. This well-maintained single-storey residence delivers comfortable, low-maintenance living with everyday practicality. Comprising two spacious bedrooms, a central bathroom, light-filled open-plan living and dining zone, well-appointed kitchen, secure single garage and generous backyard, the home presents an inviting opportunity for first home buyers, downsizers and investors alike. Positioned close to Manor Lakes Central, Wyndham Vale Train Station, local schools, parklands and freeway access, the property offers exceptional everyday convenience within a family-friendly setting.

The Point of Difference

- The well-designed open-plan living, dining and kitchen area is bathed in natural light, creating a bright and inviting setting for relaxed everyday living.
- Two spacious bedrooms, carpeted and fitted with built-in robes, are restful retreats. The main features ensuite-style access to the central main bathroom, complete with relaxing bathtub, separate shower, and vanity with plenty of storage.
- The well-equipped kitchen features a built-in oven and cooktop,

2 1 1

FOR SALE

\$495,000 - \$525,000

VIEW

Sat 11th Jul @ 11:15AM - 11:45AM

AGENTS

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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

- plenty of bench space, built-in pantry and ample cabinetry storage.
- The spacious rear yard provides a generous outdoor setting with plenty of room for children, pets or potential future landscaping, complemented by a Hills Hoist clothesline and low-maintenance surrounds.
- Additional highlights include ducted heating, separate internal laundry, single garage, neutral colour palette with a combination of carpet and tiled flooring throughout.

The Point of Interest

This address delivers an enviable lifestyle with every essential close at hand. Manor Lakes Central offers supermarkets, specialty stores, cafés, and other services, while Wyndham Vale Square is packed with further convenience just moments down the road. The scenic Werribee River trails and surrounding wetlands are delightful natural spaces while Presidents Park playground, dog parks, and athletic fields, provide year-round enjoyment. Families are exceptionally well catered for with zoned Riverbend Primary School and Wyndham Central Secondary College, and other highly regarded options within easy reach, alongside quality childcare centres. Wyndham Vale Train Station ensures seamless connectivity to both Melbourne CBD and Geelong, while local bus services also support commuters. With quick access to the Princes Freeway and Western Ring Road, this outstanding home places everything a modern family needs within 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 as of 25/05/26.

MORE DETAILS

Property ID 2JJZHG
 Property Type House

Paul Caine 0421 551 051

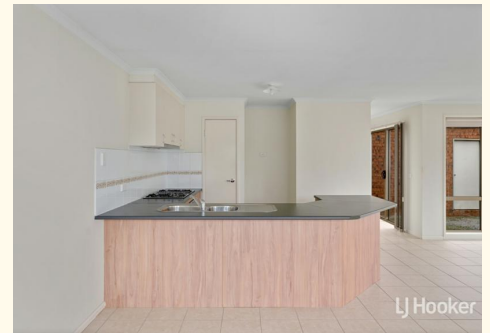
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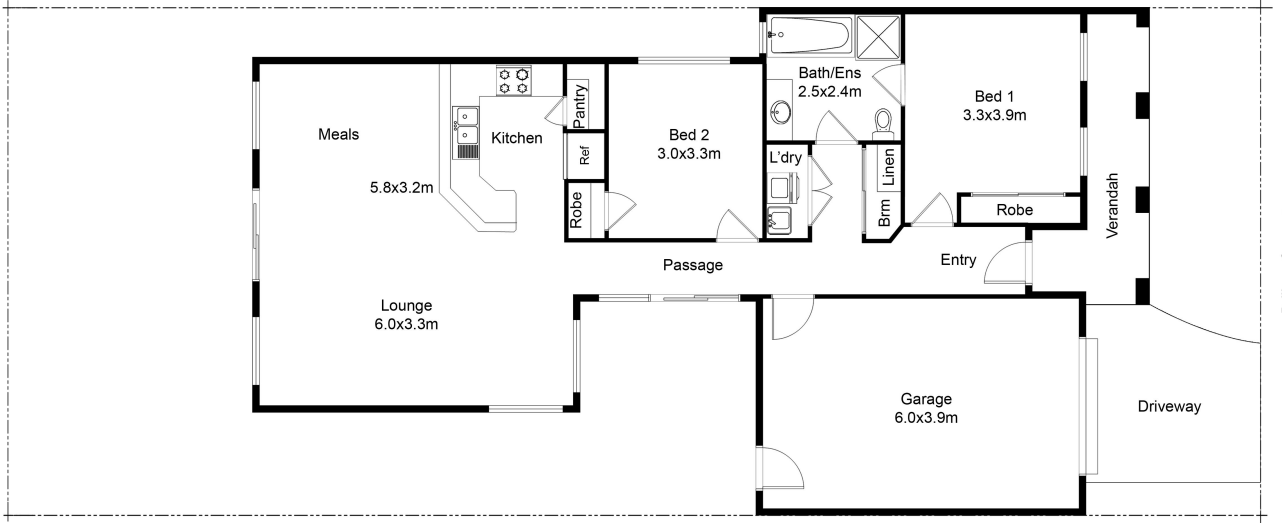
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FLOOR PLAN ON SITE PLAN

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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