

12 Bligh Place, Wyndham Vale

## A Remarkable Family Opportunity on a Superb 720m<sup>2</sup> Block

### The Property

Welcome to 12 Bligh Place, Wyndham Vale. Generously proportioned and immaculately maintained, this single-storey brick home presents an exceptional opportunity for families seeking space, comfort, and a superb lifestyle. Set on an impressive allotment within the sought-after Presidents Park Estate, this residence boasts three carpeted bedrooms, two generous living areas, a kitchen built for entertaining, and a serene covered alfresco overlooking an expansive backyard with established gardens, all combining to offer an opportunity to be enjoyed for years to come. Positioned with effortless access to schools, parks, shops, and public transport, this is a rare chance to secure a true gem in one of Wyndham Vale's most vibrant neighbourhoods.

### The Point of Difference

- An elegant brick facade with manicured front lawn and established gardens creates immediate street appeal, leading through a welcoming entry into a generous formal lounge bathed in natural light, alongside a separate open-plan living/dining/kitchen zone

3  2  2 

### FOR SALE

\$660,000 - \$700,000

### VIEW

By Appointment

### AGENTS

Paul Nuske  
0414 717 458  
paul.nuske@ljhooker.com.au

Mac Naidoo  
0452 516 565  
mac.naidoo@ljhooker.com.au

### AGENCY

LJ Hooker Point Cook  
(03) 9975 7080

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

perfect for family gatherings.

- Three spacious bedrooms, carpeted and fitted with built-in robes, provide restful retreats for the whole family. The main features a walk-in robe and private ensuite, while the central main bathroom, complete with relaxing bathtub and separate adjacent toilet room, services the remaining bedrooms with ease.
- The well-appointed kitchen is equipped with feature cabinetry offering a distinctive appeal, plus built-in oven, cooktop, and plenty of bench space, all overlooking the alfresco and garden.
- The expansive 720m2 (approx.) allotment offers a rear garden of remarkable scale and tranquility with idyllic alfresco entertainment setting, vast lush lawn, established garden beds, fruit trees, and sizeable backyard shed, making this an outdoor sanctuary the whole family will adore.
- Additional highlights include ducted heating, split system air-conditioning, 10-panel rooftop solar, separate internal laundry, oversized remote double garage, additional driveway parking, and a security alarm system.

#### The Point of Interest

Nestled within the sought-after Presidents Park Estate, this address delivers an enviable lifestyle with every essential close at hand. Manor Lakes Central provides supermarkets, specialty stores, cafés, and other services, while Wyndham Vale Square offers further convenience just minutes away. Presidents Park playground, the scenic Werribee River trails, dog parks, athletic fields, and surrounding wetland reserves provide year-round enjoyment. Families are exceptionally well catered for with zoned Iramoo Primary School, 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, complemented by local bus services for everyday 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](http://www.findmyschool.vic.gov.au) as of 06/03/26.

#### MORE DETAILS

Property ID	2J4ZHGH
Property Type	House
Land Area	720 m2

#### Paul Nuske 0414 717 458

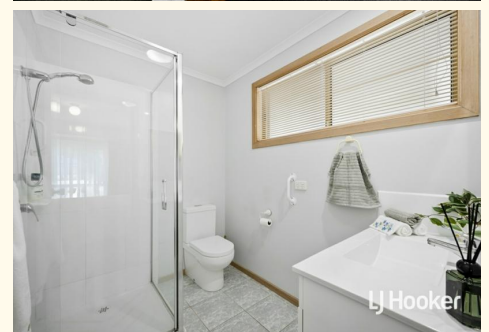
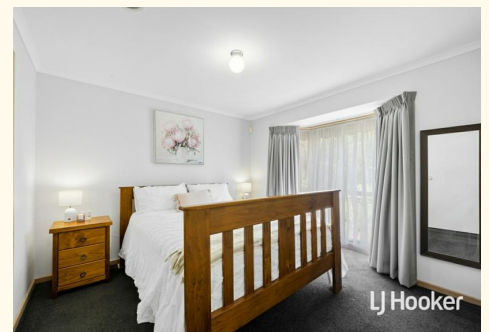
Licensed Estate Agent | [paul.nuske@ljhooker.com.au](mailto:paul.nuske@ljhooker.com.au)

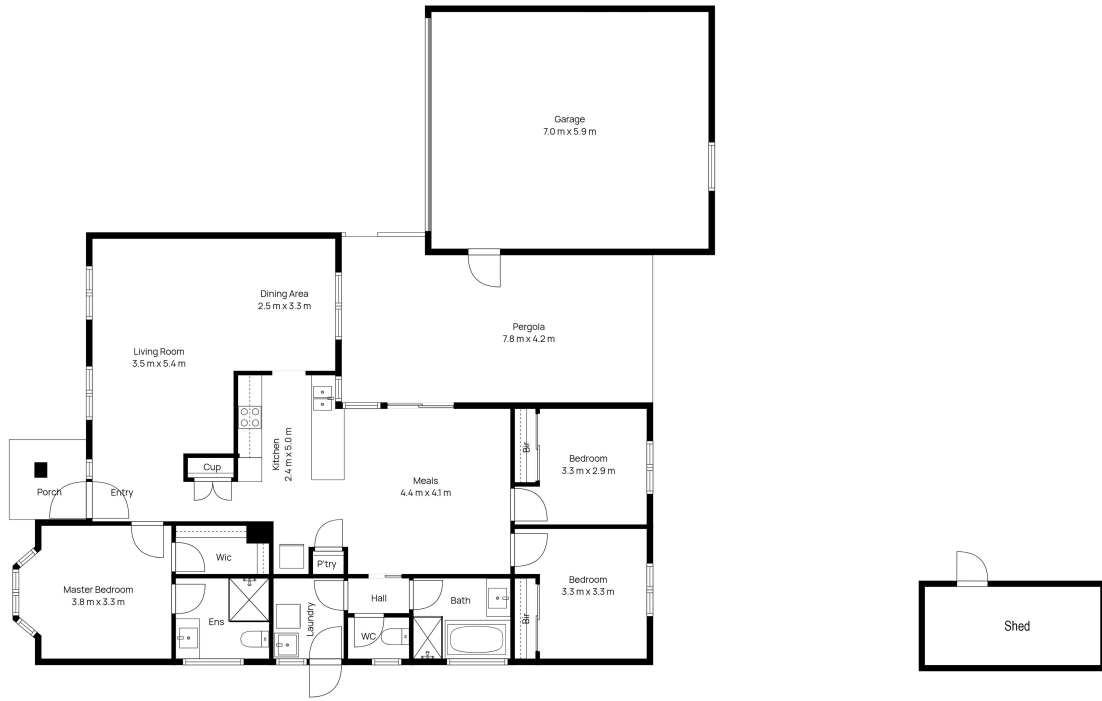
#### Mac Naidoo 0452 516 565

Sales Executive | [mac.naidoo@ljhooker.com.au](mailto:mac.naidoo@ljhooker.com.au)

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

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





### 12 BLIGH PLACE, WYNDHAM VALE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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