



24 Olive Way, Wyndham Vale

## Well-Designed Home Offering Spacious Living

### The Property

Welcome to 24 Olive Way, Wyndham Vale. Showcasing an expansive single-level design, this impressive residence delivers generous space and a floorplan defined by multiple living areas that extend across the home. Comprising three bedrooms, two bathrooms, a decked pergola and a single car garage, the layout offers excellent flexibility and a strong sense of proportion throughout. The backyard is enhanced by a decked pergola and built-in BBQ, creating an inviting setting for outdoor dining and entertaining. Positioned within a well-established neighbourhood, it enjoys close proximity to schools, shopping centres, parklands and public transport, ensuring excellent access to everyday amenities and local conveniences.

### The Point of Difference

- Multiple living zones include a front lounge, a spacious living and dining area adjoining the kitchen, and a separate rumpus, enhanced by hardwood flooring and natural light.
- Three bedrooms, all fitted with built-in robes and ceiling fans, including the main bedroom with private ensuite, while the remaining bedrooms are serviced by a beautifully renovated central bathroom with freestanding bath and quality finishes.

3 2 1

### FOR SALE

\$620,000

### 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.



- Well-appointed kitchen features generous bench space, ample cabinetry and a layout that connects easily with the adjoining living and dining areas.
- " Occupying a 562m<sup>2</sup> approx. allotment. complete with a decked pergola, built-in BBQ, timber decking and two outdoor sheds, providing an excellent setting for entertaining and outdoor enjoyment.
- Additional highlights include a separate laundry with storage cupboards, ducted heating, evaporative cooling, downlights and a single car garage.

#### The Point of Interest

Positioned in a highly convenient and family-friendly pocket, this address places schools, shopping and transport within easy reach. Zoned to Iramoo Primary School and Walcom Ngarra Secondary College, it is also moments from Manor Lakes Shopping Centre and Wyndham Vale Square, offering supermarkets, cafés and everyday essentials. Nearby parks, playgrounds and walking trails enhance the lifestyle appeal, while Wyndham Vale Train Station provides public transport options. With Ballan Road and the Princes Freeway nearby, this location delivers exceptional convenience and a well-connected lifestyle.

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 25/02/26.

#### MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 2J2ZHG             |
| Property Type | House              |
| Land Area     | 562 m <sup>2</sup> |

#### Paul Caine 0421 551 051

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

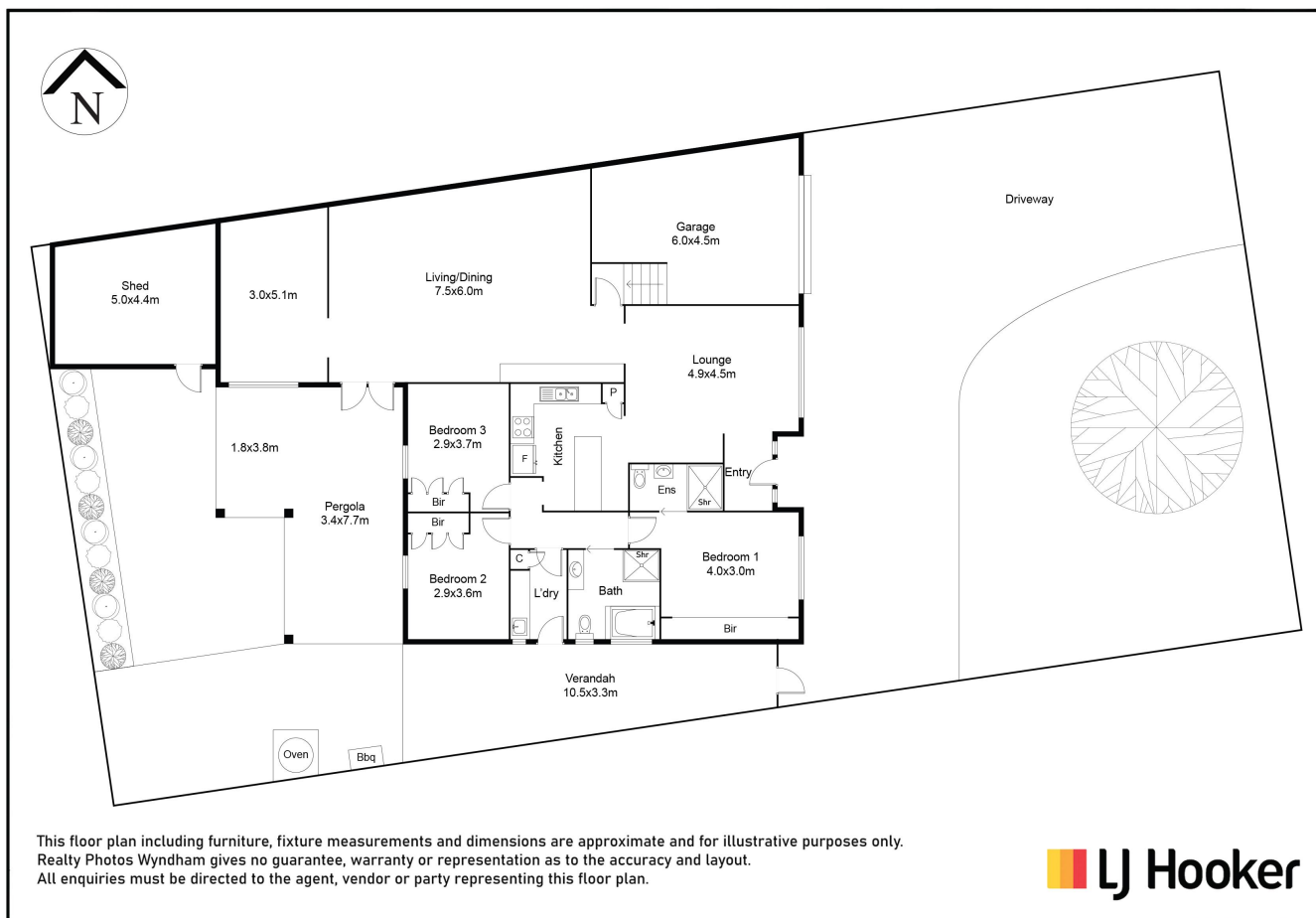
#### Silvana Masalkovski 0448 846 629

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silvana.masalkovski@ljhooker.com.au

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Shop 211, 4 Main Street, POINT COOK VIC 3030  
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au





 **LJ Hooker**