

12 Atherton Way, WERRIBEE, VIC 3030

East-Facing Family Home on Approx. 400m² with Multiple Living Areas!!

Elders Real Estate Wyndham City presents this well-designed family home positioned in the growing Cornerstone Estate, Werribee. Set on approximately 400m² with an east-facing orientation, this single-level residence of around 25.3 squares offers a practical layout suited to families, first-home buyers and investors.

The home includes four bedrooms, with the master positioned at the front and fitted with a walk-in robe and private ensuite. The remaining three bedrooms are equipped with built-in robes and serviced by a central bathroom and separate toilet. Multiple living areas include a formal living room at the front, an open-plan family and meals zone, and an additional rear lounge providing flexibility for everyday living.

The kitchen is centrally located and fitted with stone benchtops, a 900mm stainless steel cooktop and oven, a walk-in pantry and ample storage. Sliding doors connect the main living area to a covered alfresco with exposed aggregate concrete, creating a functional outdoor space.

Additional features include ducted heating, evaporative cooling, a 6.6kW solar panel system, double remote garage with internal access, walk-in linen storage, low-maintenance landscaping, exposed aggregate driveway, and no easement on the

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 12P1061

CONTACT DETAILS

Wyndham City

Level 1, 4 Wedge Street
South

WERRIBEE, VIC
03 8400 0008

Mandeep Tyagi

0433 769 496

block.

Located within close proximity to Wyndham Vale Primary School, Walcom Ngarrwa Secondary College, Good News Lutheran College, Mambourin Retail Precinct, Harpley Town Centre, Pacific Werribee Shopping Centre, local parks, Wyndham Vale Train Station and Princes Freeway access.

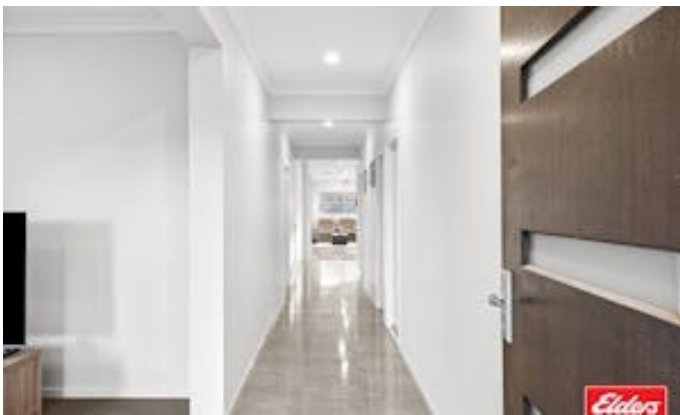
Contact Akshay Gupta 0489 218 341 or Mandeep Tyagi at 0433 769 496 for further details.

For home and residential property buyers, please refer to the due diligence checklist provided at <http://www.consumer.vic.gov.au/duediligencechecklist>.

DISCLAIMER: All stated dimensions are approximate only. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 400.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









Approx Land Area 400m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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