

## 11 Magellan Crescent Werribee VIC

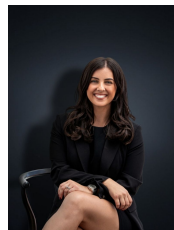
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No effort has been spared in this beautiful and recently built home. Bordering stunning parklands, unique interconnecting waterways, bike and walk tracks this home sits undeniably in one of the most picturesque pockets.

Situated within the booming Harpley Estate with so much on offer including St Joseph's Primary School, Early learning centres, public transport and soon to come cafes, restaurants and retail outlets to offer ample shopping opportunities! Currently located only a 5-minute drive to Wyndham Vale Shopping Centre (2.7km) and a 10-minute drive to Werribee CBD Shopping, Restaurants & Train Station (5.2km).

If you have considered building or just want to buy a home with all the bells & whistles, then this will certainly tick all the boxes for you!

**Price** : \$ 653,000  
**Building Size** : 204.39 sqm  
**Land Size** : 392 sqm  
**View** : <https://www.ypa.com.au/7361880>



**Kirsty Cunningham**  
0414 344 475



**James Christou**  
0450 733 302



FLOOR PLAN IS PROVIDED AS INDICATIVE LAYOUT ONLY, MEASUREMENTS ARE NOT AVAILABLE, FLOORPLAN IS NOT TO SCALE.  
NO GUARANTEES PROVIDED ON ACCURACY

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