

**14 Howmans Road, Werribee, Vic 3030**



**House For Sale**

Friday, 19 January 2024

**14 Howmans Road, Werribee, Vic 3030**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



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**\$775,000 - \$835,000**

A newly built opportunity is presented in the very popular Riverwalk estate on the cusp of Werribee River. Designed with families in mind this spacious floor plan provides multiple living zones and no compromise has been made to the fixtures & fittings throughout. With location important to note you are within walking distance to Riverwalk Water Park, Riverwalk Primary School and of course the "soon to be" Riverwalk Town Centre. A short drive to freeway access will have you reaching Melbourne CBD within approx. 32km. A few minutes' drive or walk will take you into Werribee CBD with Train station, shops, restaurants, café's and additional parklands. The stunning gardens at the front will invite you into the warm and welcoming home, leaving the best first impression. The home, ready to move straight in, offers;

- Four spacious bedrooms all with walk in robes
- Master bedroom with a stunning corner window, sheer curtains, two separate walk in robes and double ensuite with concealed shower and separate toilet and also stunning floor to ceiling tiles
- Separate study / home office with built in wrap around desk
- Theater room
- Extended Kitchen / Meals and family living arrangement
- Spacious kitchen with upgraded fittings including a massive walk in pantry, 20mm waterfall stone benchtops, stainless steel appliances including dishwasher and a huge amount of storage
- Decked outdoor entertaining area
- Low maintenance yard, fully landscaped front and back
- Double garage with internal access

Quality appointments include; Ducted heating, evaporative cooling, high ceilings, ceiling fans, plantation shutters, floorboards and double block out blinds, security cameras, skylights and heaps of storage throughout the home (PHOTO ID REQUIRED AT OPEN FOR INSPECTION) At YPA Estate Agents 'our service will move you