

16 Attadale Avenue, Werribee, VIC, 3030



Sold House

Friday, 30 June 2023

16 Attadale Avenue, Werribee, VIC, 3030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Stunning Family home for a growing young Family!!!!

16 Attadale Avenue, WERRIBEE

Immerse yourselves in this well-designed home. Reliance Real Estate proudly presents 16 Attadale Avenue Werribee. Set in a forever growing pocket of Werribee sits this Four bedrooms, Two bathrooms, double car garage, with side access.

Located across from parks, Shopping Centres, Schools, Petrol Stations, Train Stations, Cafes and loads more, with generous size living spaces this home provides comfort and practicality for every homeowner.

Upon entering you are greeted with a formal lounge, wide hallway, alongside the other three bedrooms, that are spacious and share a main bathroom complete with bathtub and a separate toilet.

The Kitchen is well appointed with stainless steel 900mm appliances including gas cooktop, rangehood, dishwasher and under the bench oven. Plenty of cupboard space makes it easy for storage.

An open plan kitchen flows into the dining area with separate living space that leads to decked alfresco area, providing extra space for family get togethers.

Low maintenance backyard with shed for extra space The beautifully landscaped front yard is minimal maintenance. 6.5Kw solar panels, cameras, and security alarm system for extra safety.

- Four good-sized bedrooms.
- Master with WIR and full en-suite.
- Three other bedrooms with BIR.
- Massive lounge area upon entrance.
- Big living/family area at the back adjoined to kitchen.
- Modern kitchen with enough cupboard space, 900 mm stainless steel appliances, dishwasher, tile splash back, big pantry, stone bench top and much more.
- Central bathroom well connected to other bedrooms.
- Ducted heating
- Double remote car garage with internal access and roller door drive through access to backyard.
- Solar panels for whole house.
- Decked Alfresco area.
- Low maintenance backyard and front yard.
- Security cameras
- Alarm system.

Location and Amenities:

- The house is on a peaceful side street with low traffic.
- Wyndham Vale Station is a short drive away, providing convenient access to public transportation.
- Manor Lakes Shopping Centre is located nearby, offering convenient shopping options.
- Supermarkets, including Woolworths and IGA, are just moments away.
- There are several schools and kindergartens available in the Harpley and Manor Lakes area, making it suitable for families with children.
- Safari Park is close by, and Barrabool Park is within a 10-minute walk, providing recreational amenities for kids.
- Two service stations and a 7/11 convenience store are conveniently located nearby.
- Plans include the construction of a town centre, service station, school, and kindergarten in the area.
- There are also plans for a future train station, enhancing commuting options.

This property offers an attractive package of modern features, energy efficiency, and convenient amenities in a peaceful location. It presents a promising opportunity for those looking for a home in an up-and-coming area.

Photo ID is required for all inspections.

Please note inspections are subject to change, please register so you will be notified of any changes.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

DISCLAIMER: 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 *Images for illustrative purposes only .

For any query feel free contact Preeti Randhawa on 0456 600 910 or Vik Monga 0420 451 995