

# 17 Valencia Street, Weir Views, Vic 3338

## House For Sale

Thursday, 8 February 2024

17 Valencia Street, Weir Views, Vic 3338

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact Agent!

OKAS Property Group, Derrimut Presenting an exquisite opportunity in the sought-after Exford Water Estate, a brand-new home is nearing completion and promises to be a true masterpiece. Nestled on premium land with an east-facing orientation, this dwelling epitomizes luxury living and unparalleled quality. Set against a backdrop of convenience, both present and future amenities are at your fingertips, making this address a haven of modern comfort. Indulge in a lifestyle of opulence with the following premium inclusions:- Elegantly designed black tapware and rails add a touch of sophistication.- Luxurious hybrid waterproof flooring seamlessly graces every corner.- The expansive kitchen, complete with ample storage and a convenient walk-in pantry, is a culinary enthusiast's dream.- Top-tier appliances, including a cooktop, oven, and dishwasher, promise culinary excellence.- Designer bathroom vanities elevate the aesthetics of your private sanctuaries.- The fully landscaped outdoor space creates an inviting ambiance.- Security and privacy are ensured by the fully fenced boundaries.- Enjoy year-round comfort with refrigerated cooling and heating.- Benefit from a comprehensive 7-year Hebel warranty.- A 7-year plaster warranty underscores the craftsmanship's enduring quality.- High ceilings, designer doors, and an elegant 1020 front door exude grandeur.- Cladding feature: Premium quality cladding enhances the interior aesthetics of the home. Ideal for investors, first-time homebuyers, and families seeking a haven, this home's prime location offers proximity to esteemed educational institutions. Stoughton College, Exford Primary School, and Melton Secondary College Campus are within a short distance. The nearby Opalia Plaza satisfies your shopping needs with a quick two-minute drive. Embrace a tranquil lifestyle in the midst of the captivating Exford Waters community. Nestled along the serene Werribee River, this estate offers a unique riverside living experience that sets it apart from the ordinary. With a vibrant neighborhood and essential amenities within reach, it promises a premium lifestyle. This remarkable property demands your attention and won't be available for long. Schedule an inspection today by contacting VISH at 0449 919 191 or AMOL at 0414 036 300. \*\*Kindly Note: \*\* A valid photo ID is mandatory for property viewing, in accordance with the entry conditions. \*\*Important Notice: \*\* To guide your property buying decisions, refer to the due diligence checklist for home and residential property buyers provided by Consumer Affairs Victoria: <http://www.consumer.vic.gov.au/duediligencechecklist>. \*\*Disclaimer: \*\* The dimensions provided are approximations and are intended for general informational purposes only. Any particulars mentioned do not constitute a representation by the vendor or agent. Your own due diligence is advised.