

**18 Falcata Avenue, Werribee, Vic 3030**

AREA SPECIALIST

**House For Sale**

Friday, 1 December 2023

18 Falcata Avenue, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Bindra  
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## Contact Agent

ITS ADDRESSED Nestled in a quiet neighbourhood, surrounded by 'Kings Leigh' reserve, discover a low maintenance lifestyle offering a harmony of serene yet well connected living only moments away from Werribee's renewed local amenities. Welcome to 18 Falcata Avenue, Werribee, the family home you have been waiting for. As you enter the home, you are greeted with the Master bedroom which offers a palatial interior, walk in robe and ensuite. Your comfort will be met with the split system heating and cooling, allowing you to control your own climate from the luxury of your bed. Those who love to cook will relish the central kitchen complete with 900mm appliances, built in microwave, capped water point and stone benchtops. The breakfast bar seating and ample storage effortlessly service the adjoined dining domain. A sun-soaked living and dining area is the highlight of this home providing a relaxed family focussed area that leads out onto the merbue deck dressed with a Stratco pegola. Accommodation is made easy comprising of two additional well-proportioned bedrooms and a central family bathroom. Adding further value to the property is a remote double car garage with a secure smart lock access the home and two rows of 6.6kw solar panels saving you \$\$\$ off your bills. Property Features-☑Security System-☑Stone benchtops throughout-☑Upgraded appliances-☑Outdoor undercover alfresco dressed with wind resistant blinds-☑Overhead cupboards to rangehood-☑Low maintenance yards-☑Ducted heating-☑Three split systems-☑Pendant lights 18 Falcata Avenue, Werribee is more than a residence; it's a haven that seamlessly combines functionality with style. From the well-manicured lawns to the light-filled interiors, every detail has been carefully considered to enhance your living experience. Don't miss the opportunity to make this property your home – where comfort and style converge in perfect harmony. For more Real Estate in Werribee contact your Area Specialist Adam Bindra 0490 096 418 or Sophie McQuinlan on 0435 674 937. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.