

**26 Kimzy Circuit, Werribee, Vic 3030**

Rata & Co.

**Townhouse For Sale**

Friday, 15 March 2024

26 Kimzy Circuit, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Paul Rametta  
0449094844

## ONLINE AUCTION \$490,000 - \$539,000

Calling all first home buyers and investors, This near-new three-bedroom town home is the perfect blend of modern design and comfort that is sure not to be missed. Upon entry you will find the heart of the home is the large modern kitchen and meals area, complete with stainless steel appliances, ample cupboard space and stone benchtops which overlooks the separate living area and low maintenance courtyard - a haven for the avid cook to enjoy and host family and friends with the large open space has to offer both inside and out. The master bedroom features an ensuite and walk-in robe, while the remaining two bedrooms come with built-in robes and serviced with a central bathroom. Other features include:- European Laundry- Double car remote garage- Split system- Wall heaters to all bedrooms- Shed - Recycled water tank. All of this is located in the heart of Werribee, where you will enjoy easy access to Riverwalk Primary School, Aspire Childcare Centre, St Andrews School, Werribee Primary School, Riverwalk Village Park Werribee Outdoor Pool, Chirside Park, Werribee Shopping precinct, Werribee Train Station and the Princess Highway. Don't wait to call this one home or add this to the investment portfolio, it's one not to be missed! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.