

# 30 Shale Road, Werribee, Vic 3030



## House For Sale

Tuesday, 19 March 2024

30 Shale Road, Werribee, Vic 3030

Bedrooms: 4

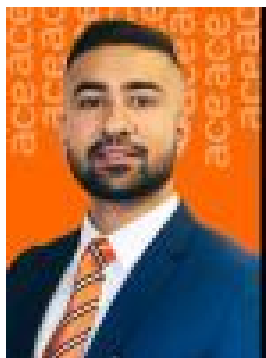
Bathrooms: 2

Parkings: 2

Type: House



Sunny Sharma  
0383935500



Ravish Sharma  
0383935500

**\$830,000-\$900,000**

Ace Real Estate proudly 30 Shale road, Werribee. Introducing a spectacular new home crafted by Henley Homes, nestled within the prestigious Cornerstone estate of Werribee, boasting elegance, functionality, and contemporary design. This brand-new residence spans across a generous 512m<sup>2</sup> block with a striking facade, offering a luxurious lifestyle for modern families. As you step into this 30 squares masterpiece, you're greeted by a seamless fusion of style and functionality. The layout encompasses four bedrooms, two bathrooms, a 2-car garage, and an array of living spaces designed for comfort and entertainment. The epitome of luxury, the master bedroom is a sanctuary of indulgence featuring a full ensuite complete with twin vanities and a walk-in robe, providing a private retreat for relaxation and rejuvenation. Bedroom 2 comes with a built-in robe, while bedrooms 3 and 4 boast walk-in robes, ensuring ample storage space for all occupants. These bedrooms are serviced by a centrally located bathroom equipped with a spa bathtub and a separate toilet, adding convenience and sophistication to everyday living. The heart of the home is the lavish kitchen, adorned with stone benches, tiled splashback, overhead cabinetry and premium appliances including a standalone 900mm gas cooktop and a dishwasher. This culinary haven overlooks the expansive meals and family area, seamlessly integrating with a grand rumpus or theatre room, offering versatility and sophistication for entertaining guests or enjoying family gatherings. For those who value productivity and organization, a generous study provides the ideal space for work or study from home arrangements, ensuring a perfect balance between professional and personal life. Outdoor living is elevated with an alfresco area, creating a seamless transition between indoor and outdoor spaces, perfect for alfresco dining or casual relaxation amidst the tranquillity of the landscaped surroundings. This home is thoughtfully appointed with other features such as exposed aggregated concreting in the driveway and normal perimeter concreting, colorbond fencing, low maintenance front and backyard, stone benches in both the bathrooms, high ceilings, quality flooring, downlights, and gas ducted heating, enhancing comfort, style, and energy efficiency. Situated in the highly sought-after Cornerstone estate of Werribee, residents will enjoy proximity to parklands, schools, shopping precincts, and essential amenities, providing a vibrant and convenient lifestyle for families. In summary, this brand-new Henley home presents a rare opportunity to experience luxury living at its finest, offering a harmonious blend of style, comfort, and functionality in an enviable location. Don't miss the chance to make this exquisite property your new home. This property needs to be on your "must see" list this weekend! (PHOTO ID REQUIRED AT INSPECTIONS) ACE TEAM welcomes you and looks forward to meeting you at the inspections. NOTE: Link for Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> Disclaimer: All Dimensions, Sizes & Layout are approximately. The producer or agent cannot be held responsible for any errors, omissions or misstatements. The plan & pics are for illustrative purposes only & should be used as such. PLEASE NOTE: Open for inspection times and property availability is subject to change or cancellation without notice. Please check with the agent or online on the day of Inspection.