

32/2A Railway Avenue, Werribee, Vic 3030



Retirement Living For Sale

Monday, 13 May 2024

32/2A Railway Avenue, Werribee, Vic 3030

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



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\$395,000

Escape to your own corner block retreat. Perfectly positioned, backing on to the tranquil Yarra Park within the leafy grounds of Federation Werribee, this beautifully presented two-bedroom home offers a unique aspect with no neighbours, ensuring utmost privacy and serenity. Inside the open-plan home, the freshly painted interior welcomes you with warmth and spaciousness. Central heating and hybrid timber flooring throughout, while air conditioning plus an electric fireplace to the main living area, provides year-round comfort. The large, tiled kitchen has been recently updated with pull-out drawer storage for ease of access, new dishwasher, electric wall oven, and a gas cooktop with rangehood. Relax in the two cosy bedrooms boasting built in storage, with the larger, main bedroom featuring ceiling fan, and plush carpeting. With a recently resealed shower to the bathroom, internal laundry with storage, plus a separate toilet to the rear of the home, practicality and convenience is assured. Perfectly complemented by the corner block location's lush leafy views, three garden spaces beckon outdoor enthusiasts. Parking is a breeze with a single remote access garage and a storage shed, while the covered front patio and timber deck to the rear of the home, ensure leisurely living at its finest.

Home Features:

- Two bedrooms with built-in storage
- Main bedroom with ceiling fan and carpet
- Freshly painted interior
- Open plan design with hybrid timber flooring and ducted heating
- Split system air conditioning and electric fireplace to main living
- Single bathroom, separate toilet
- Covered front patio and rear alfresco deck
- Recently updated kitchen with ample storage
- Electric wall oven and gas cooktop, new dishwasher
- Internal laundry
- Security doors and windows
- Single carport with remote control door
- Storage shed
- Corner block location- no neighbours
- Established gardens and artificial rear lawn

Federation Village Werribee presents an exquisite 15 acre peaceful and pristine community. With its tree-lined streets and pockets of green space, Ingenia Federation Village is a charming natural sanctuary, despite its bustling metropolitan location close to public transport, shops and the Werribee River. A large community centre and ample amenity within and beyond the gates make this an ideal community for those who love to be in the heart of it all. Proudly owned and operated by leading Ingenia Communities, Ingenia Federation Werribee offers a relaxed and connected lifestyle among like-minded people. You can live life on your own terms, whether that means getting involved in village life and the local community, making time for family and friends, or enjoying the privacy and comfort of your low-maintenance home. For many of our residents, downsizing to a lifestyle residential community frees up more time to enjoy all the above and more. Living among people at a similar stage of life means opportunities for friendship and connection are always close at hand, and there's a vibrant social calendar of events, activities and interest groups to bring the community together. This property falls under the Residential Tenancy Act 1997, when purchasing you sign into a 90-year land lease. This advertisement is for the dwelling only which is in an Independent Lifestyle Village.