

**4 Falcata Avenue, Werribee, Vic 3030**



**House For Sale**

Wednesday, 12 June 2024

4 Falcata Avenue, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## **\$849,000 to \$899,000**

Instead of going through the fuss of building a dream home, why not walk in, fall in love and buy it. Awaiting is this glamorous double story, quality built, luxe home right in the middle of Kings Leigh Estate! Welcome to 4 Falcata Avenue Werribee. If it's spaciousness that appeals to you, this home has it in abundance, with beautiful 2.7 high ceilings and featuring three internal living spaces, two downstairs and one upstairs, that are all immense in size and oozing style. The modern-day living dream will become a reality with the adults, the teens and the kids all having the space to relax and to entertain. Space won't be an issue in this home. The kitchen is stunning and made for entertaining and gathering around with its stunning stone benchtops, a butler's pantry that needs to be seen to be believed, 900mm 5 burner cooktop and dishwasher ensuring cleaning up will be a breeze. Then, there is the luxury aspect. A primary bedroom with French doors with views overlooking King's Leigh Reserve that will instantly transport you into zen mode, retreating to a space where there is nothing but quiet and a place for you to re-charge. You will have a primary bedroom of epic proportions and walk-in wardrobe to match. The ensuite is equally luxurious with his & hers vanity & double shower. The additional three bedrooms will also impress with all your children's or guests' needs looked after in terms of storage and comfort. Plush carpet in each bedroom, custom built-in wardrobes, ceiling fans and space to spread out. The sleek main bathroom will service upstairs as well as not one but 2 separate toilets! Ducted heating features throughout and evaporative cooling upstairs will ensure comfort again. Last but certainly not least, is the North facing backyard with an undercover alfresco entertainment zone offering decking, a low maintenance garden, built in seating with even a place for a firepit where you can keep warm and roast marshmallows with the kids. This grand home encapsulates modern family living at its best in a location surrounded by many parklands, easy freeway access to Werribee, Melbourne & Geelong CBD's, childcare centers, Riverwalk Primary School and Werribee Secondary College all nearby. We implore you to inspect this stunning family home and see if it's exactly what you have been waiting for. Additional inclusions: -☑Solar panels-☑Ducted heating-☑Evaporative cooling-☑Double garage with internal access-☑Under stair storage-☑Solid internal doors-☑2 separate toilets upstairs and powder room downstairs