

**48 Grant Avenue, Werribee, Vic 3030**

Showcase Homes

**House For Sale**

Friday, 26 January 2024

48 Grant Avenue, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Showcase Homes

**\$610,000 - \$640,000**

One peek inside is all you will need with this neatly presented one owner 4-bedroom home positioned in the bowl of a family friendly quiet court location in the heart of Werribee. Sure to appeal to the location conscious family with its close proximity to a host of school options, walking distance to river trails and just a few minutes 'drive to Eagle Stadium, IGA, Werribee's famous Watton Street and train station. Resume of features include: • Spacious master bedroom with walk in robe and ensuite • Kitchen with an abundance of cupboard space seamlessly connects to the dining area, creating an open and inviting space for family gatherings and entertaining and is complete with breakfast bench • Expansive lounge with an abundance of space • Central bathroom with separate bath and shower with convenience of a strategically located powder room/make up station cleverly designed to make daily routines a breeze • Timber flooring to kitchen and dining not only adds a touch of natural elegance but also provides a durable and low-maintenance surface for your everyday life • 4th bedroom currently being used as study but is complete with built in robes • Hebal constructed ensures great acoustic performance, reducing noise transmission with outstanding thermal properties meaning there is less of a reliance on heating and cooling • Evaporative cooling • Gas heating • Sliding door access to undercover entertaining area set on merbau decking -the perfect stage for year-round entertaining and creating unforgettable gatherings • Double garage with additional two rear storage areas and a tack work station; ideal for the avid collector or those in need of extra space Other extras include: 18 panel solar units, an additional external 3m x 6m powered shed with concrete flooring, and recently upgraded laundry. 48 Grant Ave has been a haven for its owners and is now ready to embrace a new chapter. Meticulously cared for and, for the first time, offered for sale. Register your interest.