

**49 Rawson Circuit, Werribee, Vic 3030**



**House For Sale**

Wednesday, 29 May 2024

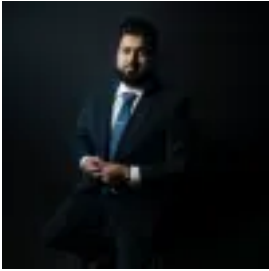
49 Rawson Circuit, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mohit Batra  
0391909991

**\$750,000-\$830,000**

The well-presented Luxury family home, managed by Unique & Co. Real Estate Group, is now on offer. This flawless house is situated in the esteemed Riverwalk Estate, specifically at 49 Rawson Circuit. You can be assured that this great location is conveniently near Close Primary School and Childcare facilities in the Estate. It is also part of the highly respected catchment area of Werribee Secondary College, a sought-after educational institution. Commuting is easy with seamless access to Princes Freeway, allowing effortless travel to both Melbourne CBD and Geelong. Furthermore, the bustling Werribee CBD is only 3 kilometers away. This property's desirability is further enhanced by its prestigious location in the popular Riverwalk estate. The fortunate inhabitants of this remarkable family home will have access to numerous nearby amenities. Within walking distance, you will discover the beloved Riverwalk water park and children's play area, as well as the respected Riverwalk Primary School. Furthermore, quick freeway access ensures efficient travel, while a short drive will effortlessly take you to Werribee. The standout feature of this exceptional property is its noteworthy aspect. \*Architect designed floor plan and colour theme.\* \*Made in Italy tiles.\* \*Hampton Façade.\* \*2 pack Hampton shakers kitchen.\* \*40mm category 7 stone through out.\* \*Hampton style theme through out.\* \*Butlers Pantry.\* \*Boutique Windows.\* \*Feature lights through out.\* \*High Ceiling.\* \*High Doors.\* \*Grand Master ensuite.\* \*Feature mirrors throughout.\* \*EC upgraded carpet.\* \*Ducted heating and evaporative cooling.\* \*Brushed nickel tapware from prestige category.\* \*900mm westing house appliances\* Should you require any further information please Call Mohit 0483 000 009 for more information. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.