

**6 Grampians Avenue, Werribee, Vic 3030**



**Sold House**

Monday, 14 August 2023

6 Grampians Avenue, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 290 m2**

**Type: House**

**\$632,000**

Sean Grech and One Agency Property Partners Presents 6 Grampians Avenue, Werribee. Whether entertaining guests or spending time together as a family, this cool, contemporary and spacious residence delivers the perfect balance of lifestyle and convenience. Located in the Riverwalk estate and immaculately presented, this home comprises of two living zones, four bedrooms plus a study, two bathrooms and double car accommodation. This is a property that offers multiple areas and versatility for the family. Situated in a quiet and family-friendly neighborhood, residents will enjoy proximity to local shops, schools and public transport.- Abundant in light and space, this home offers two extensive living zones, including a spacious open plan kitchen meals area with timber laminate floors and downstairs formal lounge with carpet underfoot. The floorplan flows with ease across bright and breezy zones and ensures enough space for everyone in your family.- Relish effortless indoor /outdoor living with glass bi-fold doors leading to the low maintenance concreted backyard. - The designer kitchen will delight the home chef, with high quality stone countertops, glass splashback, overhead cabinetry, quality stainless-steel 900mm appliances including gas cooktop and oven. The walk in pantry has an abundance of space with overhead cabinets, separate sink and stainless steel dishwasher. - Accommodation begins with front formal lounge, perfect for sitting or watching TV. The Master suite is located upstairs with a large walk in robe, stunning ensuite with floor to ceiling tiles, oversized shower with a large niche. The three further bedrooms plus a study are offered upstairs, each spacious in size and with built-in robes, sharing access to the family bathroom with a bathtub and separate toilet.- Additional appointments include a double remote-control garage with internal access, a large internal laundry, walk in linen closet, ducted heating, timber laminate flooring, alarm, ceiling fans, downlights and much more! Situated in the beautiful Riverwalk Estate you are near to public transport, The Werribee Train Station, Wyndham CBD with retail. Freeway access is a breeze to both Melbourne as well as Geelong. If education is front of mind River Walk Primary School is only a stone throw away.Note. 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.