

**7 Duclair Ave, Werribee, VIC, 3030**



**Sold House**

Saturday, 15 July 2023

7 Duclair Ave, Werribee, VIC, 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Preeti Randhawa



Vik Monga  
0397411511

## Stunning Family Home for a Growing Young Family!!!

7 Duclair Avenue, WERRIBEE

Immerse yourselves in this well-designed home. Reliance Real Estate proudly presents 7 Duclair Avenue Werribee. A Four bedroom, Two bathroom Home with a double car garage, set in the prestigious Harpley Estate!

Located across from parks, Shopping Centres, Schools, Petrol Stations, Train Stations, Cafes and loads more, with generous size living spaces this home provides comfort and practicality for every homeowner.

Upon entering, you are greeted with a formal lounge, wide hallway, alongside other three bedrooms are spacious and share a main bathroom complete with bath and toilet The kitchen is well-appointed with stainless steel 900mm appliances including gas cooktop, rangehood, dishwasher and under the bench oven. Plenty of cupboard space makes it easy for storage. An open-plan kitchen flows into the dining area with a separate living space that leads to outdoor area, providing extra space for family get-togethers. Low maintenance backyard with an alfresco and a beautifully landscaped front yard that have minimal maintenance.

Features:

- Four good-sized bedrooms.
- Master with WIR and full en-suite.
- Three other bedrooms with BIR.
- Massive lounge area upon entrance.
- Big living/family area at the back adjoined to the modern kitchen with enough cupboard space, 900 mm stainless steel appliances, dishwasher, tile splash back, big pantry, stone bench top and much more.
- Central bathroom well connected to other bedrooms.
- Ducted heating and spilt in living and master bedroom.
- Remote controlled double car garage with internal access and roller door drive through access to backyard.
- Alfresco area.

This property offers an attractive package of modern features, energy efficiency, and convenient amenities in a peaceful location. It presents a promising opportunity for those looking for a home in an up-and-coming area.

For any query feel free contact Preeti Randhawa on 0456 600 910 or Vik Monga 0420 451 995

Photo ID is required for all inspections.

Please note inspections are subject to change, please register so you will be notified of any changes.

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 \*Images for illustrative purposes only