

80 Powlett Street, Riverwalk Estate, Werribee, Vic 3030



Sold House

Friday, 1 September 2023

80 Powlett Street, Riverwalk Estate, Werribee, Vic 3030

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 212 m2

Type: House



Sorab Sorab



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80 - Powlett Street, Riverwalk Estate, Werribee Amazing House and Land Deal for Investors and First Home Buyers

Welcome to the thriving community of Riverwalk Estate in Werribee, where you have the opportunity to secure a fantastic house and land package. With only a 10% deposit required for the land and a 5% deposit for the build, along with stamp duty costing just around \$9,000/-, this deal is perfect for both investors and first home buyers. Eligible first home buyers can also benefit from zero stamp duty, making it even more appealing.

Key Features:- Land settlement: January 2024- Build to start: February 2024- Estimated move-in date: 4th quarter of 2024- House design: 15.5 sq with a single car garage- Spacious 3 bedrooms: - Bedroom 1: 3.2m X 3m - Bedroom 2: 3.2m X 3m - Master Bedroom: 4m X 3.2m Full Turnkey Inclusions including fencing, landscaping - front and back and blinds. - 6 Star energy rating- Developer Guidelines: Recycle water, gray water tank or Solar hot water boost, eaves to the house as required (up to 3m return), Nbn connection- 1 garden tap at the front and one at the rear of the house- Ceiling height: 2700mm- All internal high doors: 2340mm including all robes high with sliding configuration- Robes with pigeon holes: Master Robe comes with 2 sets of pigeon holes- Front entry wider timber stained door: 2340mm X 1050mm- Gainsborough tri-lock to the front door- Privacy locks to all bathrooms and toilets- Locks to all openable windows- Flyscreens to all openable windows- One bulkhead - Entry or Island or TV area is included

Kitchen Inclusions:- Floor to ceiling tiles in both bathrooms- 40mm stone with glass splash back and waterfall ends to the island bench- Soft-closing cabinets throughout the house- 900mm integrated appliances - cooktop, oven with 900mm range-hood, and dishwasher- Double bowl under-mount sink with drainer- Fridge cavity with overhead cabinets and water point for the fridge

Bathroom and Laundry Inclusions:- Towel rails, toilet roll holders- 600mm X 600mm Porcelain tiles to wet areas- Tiled shower base with shower niches- 20mm stone bench-top to bathroom and laundry- Bottom cabinets in laundry with 20mm stone bench-top and tiled splash back

Additional Inclusions:- 12mm timber laminate floorboards throughout the house or carpet in bedrooms- Square profile door handles and steel door stoppers- Sliding timber doors to robes with high doors and a set of pigeon hole in each robe- 4 shelves to linen cupboards and walk-in pantry or pantry area- 3 coat paint system- Evaporative cooling - Gas ducted heating- LED downlights throughout the house- Video Intercom- Bosch Alarm system with 3 sensors- External weatherproof GPO- Double powerpoint in master bedrooms and 1 - Double powerpoint wherever required- 1 X Fluoro light in the garage- Timber-look garage door in a choice of colors from the builder's range

Option to upgrade to Daikin reverse cycle refrigerated heating and cooling for just \$4500

Location Highlights: Riverwalk Estate offers a safe and welcoming established community with a diverse offering of home sites to suit a wide range of lifestyles and families. Enjoy the harmonious blend of a vibrant community and the serenity of the natural landscape on your doorstep.

Education and Amenities: Quality education for every age is within easy reach of Riverwalk. The Riverwalk Primary School is located within walking distance from most homes. Local childcare, primary, secondary schools, and tertiary education opportunities are available in close proximity to Riverwalk.

Shopping and Entertainment: Take a short 5-minute drive to Werribee City Centre and the popular Watton Street shopping precinct, home to a desirable array of eateries, retail, and community services. Less than 8kms away is Pacific Werribee, one of the largest shopping centres in Melbourne's west, offering a plethora of shopping and entertainment options.

Don't miss this opportunity to build your dream home in the heart of Werribee's blossoming community. For more information or to arrange an inspection, contact us today! Please call Sorab on 0487 222 222