

# 26 Larapinta Entrance, Werribee, Vic 3030



## House For Sale

Saturday, 29 June 2024

26 Larapinta Entrance, Werribee, Vic 3030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 393 m<sup>2</sup>

Type: House



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**\$690,000 - \$730,000**

Welcome to 26 Larapinta Entrance, Werribee, where modern comfort meets convenience in every detail. This immaculate residence offers a spacious layout with four oversized fitted bedrooms, including a spacious master with a luxurious ensuite featuring dual basins and floor to ceiling tiles. Quality floorboards grace the open plan design, complementing the large informal living and dining that includes a hostess kitchen equipped with a 900mm oven, gas cooktop, undermount sink, dishwasher, waterfall stone benchtops, large walk-in pantry and ample cupboard and counter space. For entertainment, indulge in the rear theatre room designed for a full cinematic experience. High ceilings soaring at 3.57 meters enhance the expansive feel of the open plan living whilst adding an abundance of natural light. Additional features include Opticom fibre for internet and TV, double remote garage with internal access and raised (2.4 Meter) roller door clearance and additional depth measuring at 6.5 meters, stunning front landscaping, quality brick fencing, external gas points and hot/cold water connection for future outdoor kitchen, side and rear decking areas and undercover pergola making the ideal spaces to entertain friends and family. The low maintenance yard boasts established gardens ensuring privacy all year round. Benefit from 6-Star energy rated home with the added advantage of a 5.5KW solar panel system (24 panels) allowing for those low running costs. Positioned within walking distance to the new Harpley Town Centre and only a short distance to Ison Road freeway access point, St. Joseph's Catholic Primary School, Mambourin future train station and local parklands and playgrounds. This property is nestled upon a lovely 393sqm (Approx.) allotment and presents a rare opportunity to embrace modern living in a thriving community. Call to arrange your inspection today.