

**47 Prana Way, Werribee, Vic 3030**



**House For Sale**

Wednesday, 3 July 2024

47 Prana Way, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Mandeep Tyagi

0384000008



Amol Pancholi

0384000008

## Contact Agent

Elders Wyndham City proudly presents this brand-new residence, nestled within the esteemed 'Riverwalk Estate,' offering an unmatched living experience that will enchant you from the moment you step inside. This home is designed to meet the needs of families, first-time homebuyers, and investors with sophistication and luxury at the forefront.

**Key Highlights:-** 2.7m high ceilings throughout- Refrigerated heating and cooling system for year-round comfort- High internal doors and robes- 60mm stone benchtop with waterfall edge in kitchen- Well-appointed kitchen with premium Westinghouse stainless-steel appliances, including dishwasher, and ample storage- 60mm stone benchtops in bathrooms and laundry- LED downlights throughout the house- Floor-to-ceiling tiles in ensuite and common bathroom- Exposed aggregate concrete driveway and surrounding the house- Open-plan kitchen, meals, and living area- Low-maintenance gardens with artificial turf, perfect for year-round entertaining

**Prime Location Perks:-** Just a 2-minute stroll to Riverwalk Primary School- A quick 5-minute walk to the Sports and Recreational Reserve- Approximately 1 km from the Princess Freeway Exit- Conveniently close to Werribee Town Centre and Werribee Open Range Zoo- Near iconic attractions like Werribee Mansion and Werribee Racecourse- Short walking distance to parks and gardens- Future Riverwalk Town Centre within easy reach- Excellent transport links with the CBD just 35 minutes away approximately

Don't miss out on this rare opportunity! Contact Mandeep Tyagi at 0433 769 496 or Amol Pancholi at 0414 036 300 for further details. For home and residential property buyers, please refer to the due diligence checklist provided at <http://www.consumer.vic.gov.au/duediligencechecklist>.

**Disclaimer:** This document has been prepared solely to assist in the marketing of this property. While all care has been taken to ensure the provided information is correct, we do not take responsibility for any inaccuracies. Accordingly, all interest.