

# Lot 4012, Grampians Avenue, Werribee, Vic 3030

## Residential Land For Sale

Wednesday, 12 June 2024

Lot 4012, Grampians Avenue, Werribee, Vic 3030

Area: 263 m2

Type: Residential Land



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## \$639,900- HOUSE & LAND

Welcome to Lot 4012, a stunning 3-bedroom, 2-bathroom home nestled in the peaceful suburb of RIVERWALK WERRIBEE, VIC. This beautifully designed house offers a perfect blend of style, comfort, and functionality, making it an ideal choice for families seeking a modern lifestyle. House and Land Package: \* Evap cooling \* Fully Electrical appliances - no gas \* Electrical heater \* Double glazed windows \* Solar PV system \* Niches to all showers \* 20mm stone to kitchen and bath \* glass splashback \* full turnkey with landscaping and driveway \* blinds & flyscreen \* remove control garage door \* 2590mm ceiling Step inside and be greeted by a spacious and light-filled living area, perfect for relaxing and entertaining guests. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a warm and inviting atmosphere. The well-appointed kitchen features sleek appliances, ample storage space, and a convenient island bench, making meal preparation a breeze. The master bedroom boasts a private ensuite and a generous robe, providing a serene retreat for the homeowners. Two additional bedrooms offers plenty of space for children or guests. The modern family bathroom is well-appointed and includes a bathtub, perfect for a relaxing soak after a long day. Riverwalk - Be At The Heart Of It All - Buy with just a 5% deposit. \* Direct access to M1 Princes Freeway \* 5 minutes from Werribee Train Station \* Riverwalk Village Splash Park \* Riverwalk Primary School \* Aspire Early Education & Kindergarten \* 24 hectares of wetlands and parklands \* Basketball court and communal BBQs \* Links to Werribee River and Federation Bike Trail \* No Body Corporate within the Estate \* Future Town Centre, Schools and Sports Reserve Don't miss the opportunity to make this stunning property your new home. Contact us today to arrange a private inspection and secure your slice of luxurious family living. Whilst every attempt has been made to ensure the accuracy of this facade; colours, floor plan, measurements of doors, windows, rooms and other items are only an approximate. The producer or agent cannot be held responsible for any errors, omissions or measurements. The plan is for illustrative purposes only and should be used as such. Perfect for first home buyers, investors. For all enquiries contact Namita Singhal on 0410093389 or Sam Arora on 0433236000. 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. Please see the below link for an up-to-date copy of the Due Diligence check list: [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist).