



1 Talia Court WERRIBEE VIC

4 2 2

Architecturally designed and meticulously landscaped, this stunning landmark property is the ultimate in living. Set on approximately 1272m² and backing onto the picturesque Werribee River. This fantastic home, cleverly built around an enclosed central atrium, features four large fitted bedrooms, en-suite and an abundance of walk in robes to master, loads of living space comprising of formal lounge, formal dining, family room, hostess kitchen and meals with magnificent river views and a separate rumpus/theatre room as well as a games room with a complete bar. The property boasts a wrap-around western red Cedar veranda, all ceilings and feature walls are also in matching western red Cedar.

A multitude of extras include, 9.5Kw solar systems (with sell back rate of 66 cents per kw until at least 2024 pending Government decisions on solar rebates), three reverse

Building Size : 50 sqm
Land Size : 1272 sqm
View : <https://www.ypa.com.au/7360701>

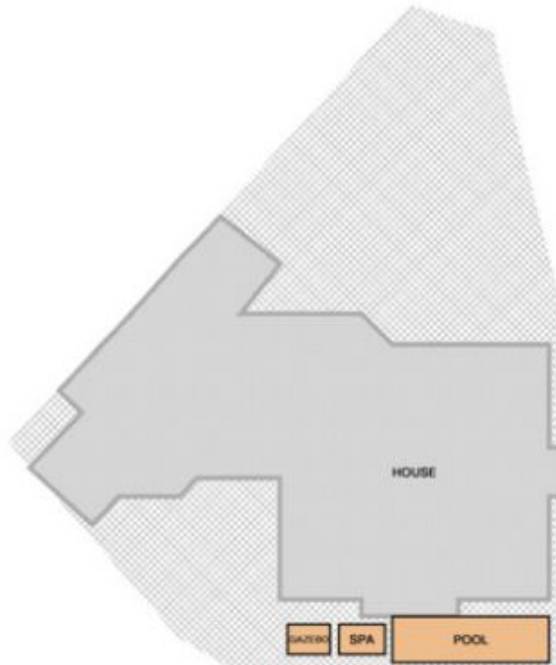


GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



SITE PLAN