



1 Flourish Way WERRIBEE VIC

4 2 2

Take the time to appreciate this immaculate custom built home located in the prestigious, up and coming Riverwalk estate in Werribee. Why build when this rare family home is only 4 years young and has taken care of the hassle for you!

This immaculate home comprises of 3 generous bedrooms and a study with BIR ideal as a 4th. All bedrooms are complete with built in robes, while the master has a large walk in robe and ensuite. Offering added delights such as porcelain tiles throughout, gas ducted heating, split system cooling, a double car garage with internal access, stone bench tops, soft close cabinetry, a walk in pantry, a fully decked outdoor alfresco area and much, much more.

Located in close proximity to the Werribee town center, schools, childcare centres, local shops and transport

Building Size : 20 sqm
Land Size : 357 sqm
View : <https://www.ypa.com.au/7361270>

This floor plan shows a 4-bedroom house with a garage, alfresco area, and decking. The layout includes:

- Bedroom 1 (Master Bed):** 3.6 x 3.6, featuring a walk-in wardrobe (WIR) and an ensuite (ENS).
- Bedroom 2:** 3.0 x 3.0, featuring a built-in wardrobe (BIR).
- Bedroom 3:** 3.0 x 3.0, featuring a built-in wardrobe (BIR).
- Bedroom 4 (Study):** 3.0 x 3.0.
- Bath:** Located between Bedroom 2 and Bedroom 3.
- Living Area:** Includes a large living room, dining area, kitchen (KIT), meals area, and pantry.
- Entry:** Features a front porch and an entry hallway.
- Outdoor Areas:** Includes an alfresco area, a decking area, and a covered porch.
- Garage:** 6.0 x 6.0, with two car spaces.
- Other Features:** A laundry (L'DRY) and a central hallway.

A north arrow is located in the bottom right corner of the plan.

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.

