



## 26 Grampians Avenue Werribee VIC

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26 Grampians Avenue, Werribee

Situated in the popular Riverwalk estate where location truly matters. This home offers a spacious and large floorpan to accommodate a larger family.

Carefully curated by Simmonds homes it makes living feel luxe with the additional upgraded features you can fall in love with. The home itself is situated within walking distance from Riverwalk Primary School, Aspire Kindergarten as well as the Riverwalk kids water park. With easy freeway access, public transport and only a short drive to Werribee CBD Precinct with Restaurants, Cafes & Werribee Train Station.

Upon entry you'll be greeted by a wide corridor, Coat rack which will lead you into the downstairs Library/living room perfect for a theater, office or a fifth bedroom to

**Price** : \$800,000 - \$850,000  
**Land Size** : 392 sqm  
**View** : <https://www.ypa.com.au/8139475>

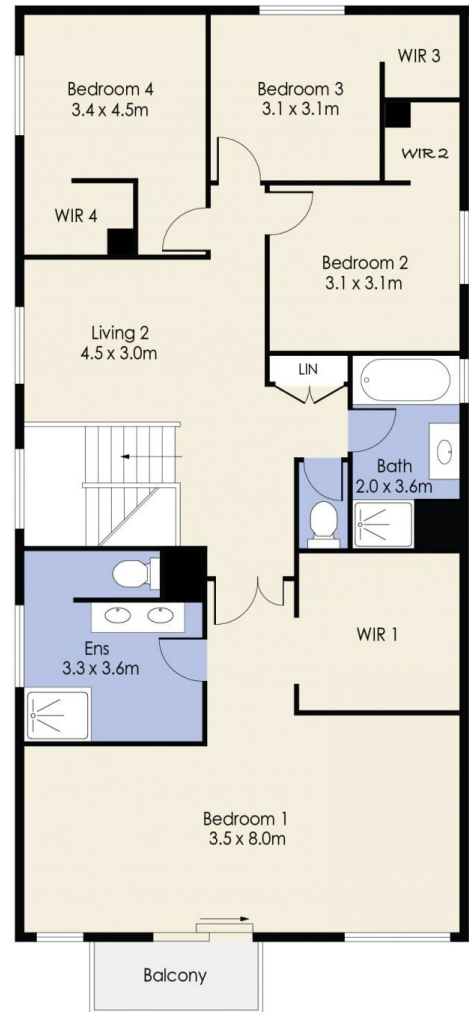


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.