

## 2/174 Duncans Road, WERRIBEE, VIC 3030

Brand new in werribee secondary school zone!!

Elders Wyndham City Proudly Presents: Brand-New Townhomes on 174 Duncans Road Discover the perfect opportunity whether you're a first-time homebuyer, downsizer, or investor.

These brand-new townhomes on Werribee's sought-after south side combine luxury, convenience, and modern smart-home features-all within the highly sought-after Werribee Secondary School Zone.

This exclusive development includes four stunning townhomes. Units 1, 2, and 3 are still available, while Unit 4 has already been sold. Eligible buyers can also benefit from the \$10,000 First Homeowner Grant and save on stamp duty.

### Key Highlights

- 2.7m high ceilings throughout
- double glazed windows

**TYPE:** Sold

**INTERNET ID:** 12P0839

### SALE DETAILS

**\$610,000**

### CONTACT DETAILS

**Wyndham City**  
Level 1, 4 Wedge Street  
South  
WERRIBEE, VIC  
03 8400 0008

**Mandeep Tyagi**  
0433 769 496

- Multi-head reverse cycle system for year-round comfort
- High internal doors and robes
- 60mm stone benchtop with in the kitchen
- Well-appointed kitchen with quality stainless-steel appliances, including dishwasher, and ample storage
- Stone benchtops in bathrooms and laundry
- LED downlights throughout the house
- Floor-to-ceiling tiles
- Open-plan kitchen, meals, and living area
- Security alarm system
- Video intercom
- concrete driveway and surrounding areas

These townhomes are just a short drive from the Westgate Freeway and approximately 30 kilometers from Melbourne's CBD, offering a blend of suburban tranquillity and urban accessibility.

Top schools, including Werribee Secondary College (within the school zone), Werribee Primary School, Suzanne Cory High School, and Victoria University's Werribee Campus.

Pacific Werribee Plaza offers shopping, dining, and entertainment just minutes away, while Werribee Mercy Hospital and St Vincent's Private Hospital provide nearby healthcare options. Werribee train station is within minutes, and the M1 Princes Highway is only a minute away for quick commutes. Leisure options include Shadowfax Winery, Werribee Open Range Zoo, Werribee Park Mansion, and Werribee Park Golf Course, all a short drive away.

Don't miss out on this rare opportunity!

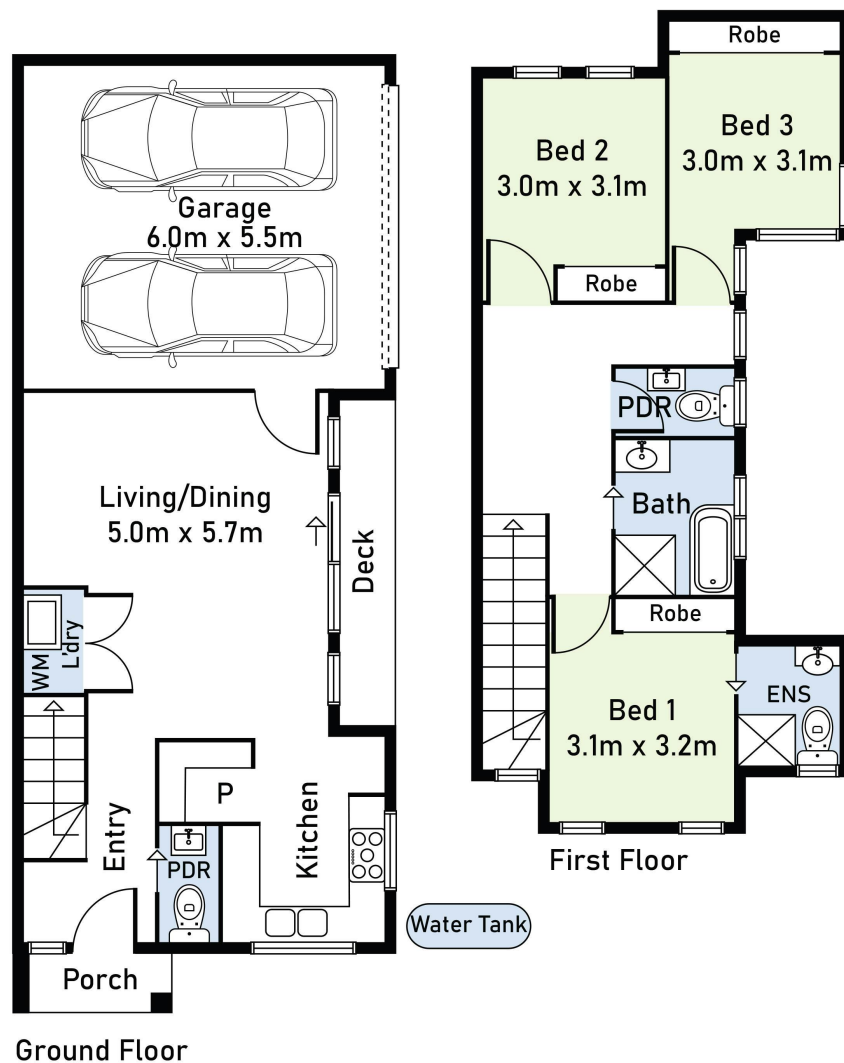
Contact Mandeep Tyagi at 0433 769 496 or Amol Pancholi at 0414 036 300 for further details.

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.

Other features: Close to Shops, Close to Transport, Security System

- Bedrooms: 3
- Bathrooms: 2
- Double garage



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.

