



25 Gambusia Road, WERRIBEE, VIC 3030

Brand-New Contemporary Family Living in the Heart of Riverwalk

Directions to 25 Gambusia Road, Werribee Vic 3030

Please refer to the attached image for detailed directions.

From the Princes Freeway (M1), take the Werribee exit.

Continue onto Princes Highway and turn into Farm Road to enter Riverwalk Estate.

Follow Farm Road through the estate, passing Newmarket Road.

Turn left onto Danshill Avenue.

Turn right onto Kuvera Street.

Turn left onto Gambusia Road.

Continue straight - 25 Gambusia Road will be on your left, near the intersection of Toby Street.

TYPE: For Sale

INTERNET ID: 12P1098

CONTACT DETAILS

Wyndham City

Level 1, 4 Wedge Street
South

WERRIBEE, VIC
03 8400 0008

Mandeep Tyagi

0433 769 496

Elders Wyndham City proudly presents this stunning brand-new residence, thoughtfully crafted to deliver the perfect balance of style, comfort, and functionality. Boasting four generous bedrooms, multiple living zones, and premium finishes throughout, this exceptional home offers a lifestyle of effortless modern family living in the highly sought-after Riverwalk Estate.

From the moment you arrive, the striking contemporary facade and beautifully landscaped front gardens create an impressive first impression. Step inside to discover light-filled interiors, soaring ceilings, elegant neutral tones, and a spacious floorplan designed with both comfort and practicality in mind.

At the heart of the home, the designer kitchen is sure to impress, featuring stone benchtops, quality stainless-steel appliances, a sleek splashback, abundant storage, and a fully appointed butler's pantry. Overlooking the expansive open-plan living and dining area, it provides the perfect setting for everyday family life and entertaining alike.

Adding further versatility, a second living zone offers the ideal space for a family retreat, media room, children's play area, or home office. Large sliding doors seamlessly connect the indoor living spaces to the low-maintenance backyard, complete with landscaped surrounds and concrete pathways, creating a seamless indoor-outdoor lifestyle.

The luxurious master suite serves as a private sanctuary, complete with a walk-in robe and stylish ensuite. The remaining bedrooms are generously proportioned, each featuring built-in robes and serviced by a beautifully appointed central bathroom showcasing a freestanding bathtub, contemporary fixtures, and a separate toilet for added convenience.

Additional features include:

Reverse-cycle refrigerated heating and cooling with zoning

High ceilings throughout

Feature lighting

Stone benchtops throughout the home

Fully landscaped front and rear gardens

Remote-controlled double garage with internal access

Quality fixtures and finishes throughout

Ideally positioned within one of Werribee's fastest-growing and most family-friendly communities, this home enjoys exceptional convenience. Riverwalk Primary School is just a two-minute walk away, while the Riverwalk Sports and Recreation Reserve can be reached within five minutes on foot. The property is zoned for both Riverwalk Primary School and Werribee Secondary College, making it an outstanding choice for families.

Commuters will appreciate the easy access to the Princes Freeway, located just minutes away, providing a smooth connection to Melbourne CBD. Nearby attractions include Werribee Town Centre, Werribee Open Range Zoo, Werribee Mansion, and the future Riverwalk Town Centre, further enhancing the area's lifestyle appeal.

Offering the perfect combination of contemporary design, premium inclusions, and an

unbeatable location, this move-in-ready home presents an exceptional opportunity for families, first-home buyers, and investors alike.

Don't miss this outstanding opportunity.

For further information or to arrange an inspection, contact:

Anuj Gupta â## 0426 293 589

Mandeep Tyagi â## 0433 769 496

Due Diligence Checklist : For home and residential property buyers, please refer to the Consumer Affairs Victoria Due Diligence Checklist:

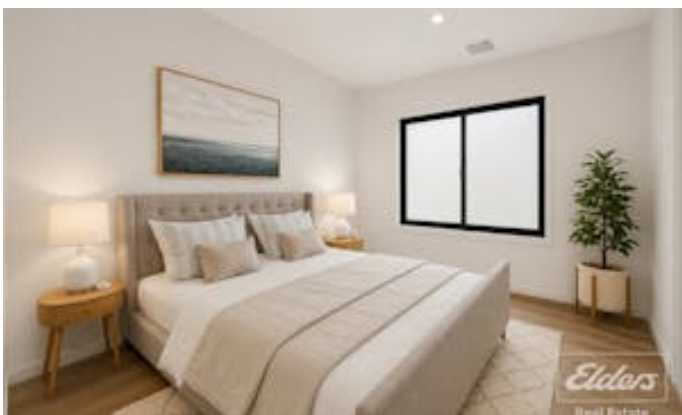
www.consumer.vic.gov.au/duediligencechecklist

Disclaimer: This document has been prepared solely to assist in the marketing of this property. While every effort has been made to ensure the accuracy of the information provided, Elders Wyndham City accepts no responsibility for any errors, omissions, or inaccuracies. Prospective purchasers are advised to conduct their own investigations and make their own enquiries.

Please Note: Images shown may include digitally staged furniture and furnishings for presentation purposes only and do not form part of the sale.

Other features: Close to Schools, Heating

- Land Area 345.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Ensuite
- Floorboards







Lot 4315, Gambusia Road, Werribee

* Dimensions are approximate and for illustrative purposes only

