

Property Package Fixed Price - Full Turnkey

Riverwalk

4561 Proposed St Werribee VIC 3030



\$776,220

LAND PRICE \$388,000	LAND SIZE M ² 355.0
BUILD PRICE \$388,220	BUILD SIZE M ² 185.81
LAND REGISTRATION TITLED	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

185.81 m²

4

2

2

The floor plan shows a rectangular building layout. On the left side, there is a vertical row of four bedrooms (BED 1 to BED 4) and a bathroom. BED 1 is at the bottom, followed by BED 2, BED 3, and BED 4 at the top. Each bedroom has a wardrobe (ROBE). A central passage connects the bedrooms to the rest of the house. To the right of the bedrooms is a bathroom (BATH) with a shower and a linen closet (LINEN). A WC is located between BED 3 and BED 4. At the top right is an alfresco area (3.89 x 1.96) with a table and chairs. Below the alfresco is a family meals area (3.80 x 6.02) with a dining table. The kitchen (KITCHEN) is located below the family meals area, featuring a refrigerator (REF SPACE), a pantry (PTRY), a dishwasher (DW), and a sink. A lounge (3.31 x 3.47) is situated below the kitchen. At the bottom left is a two-car garage (5.5 x 6.0). The entrance (ENTRY) is at the bottom center, leading to a master bedroom (3.14 x 3.15) with a wardrobe (WIR) and an ensuite bathroom (ENS). A porch is located at the bottom right. Other labels include 'L' DRY' and 'WM SPACE' near the master bedroom.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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