

## \$899,000

## 7% LEASEBACK\*

### Newport 413



Address: 8 Irvine Rise, Werribee VIC 3030  
 House Area: 41.5sq Block Size: 448m<sup>2</sup>

**10.2kms**

**Werribee Open Range Zoo**

Located just 10.2 kms from Werribee Open Range Zoo

**4kms**

**Werribee Racecourse & Recreation Reserve**

Located just 4 kms from Werribee Racecourse & Recreation Reserve

**24.2kms**

**Avalon Airport**

Located just 24.2 kms from Avalon Airport

#### Inclusions

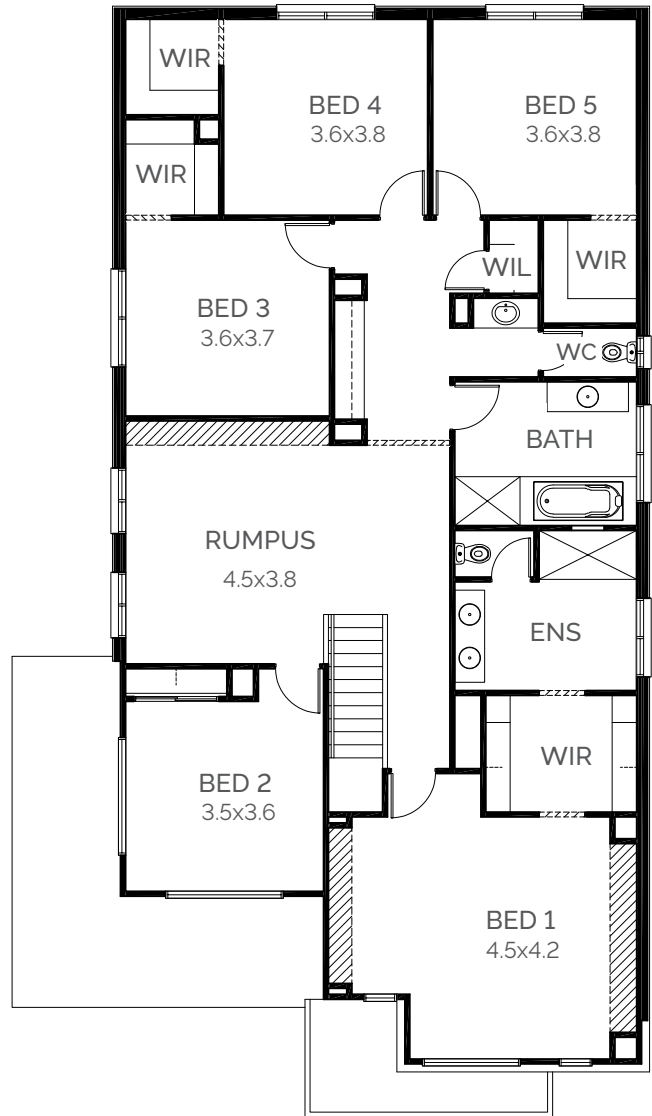
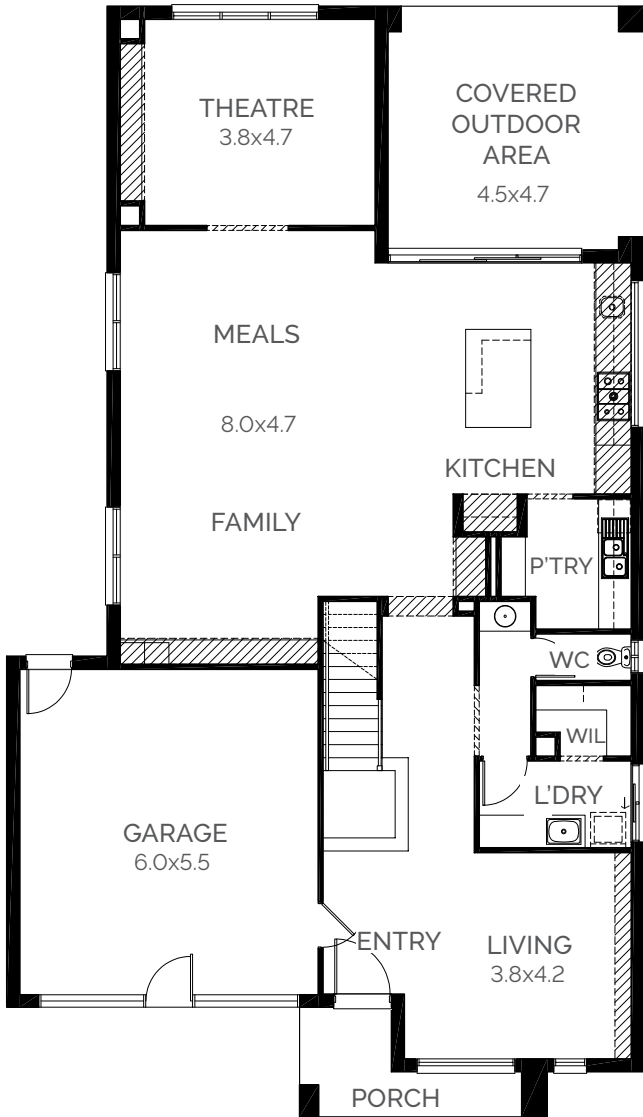
- Double garage with remote controlled sectional overhead door
- Fully landscaped and established gardens equipped with automated irrigation system to the garden
- Ducted refrigerated cooling & heating with day/night zoning
- A roof made from COLORBOND® Steel
- 5 large bedrooms – 4 walk-in robes & 1 built-in robe
- Master Ensuite complete with double vanity, oversized shower & separate toilet
- Family bathroom with inset bath, separate upstairs powder room & additional downstairs powder room
- 4 separate living zones, study nook & generous covered outdoor area

- Complete home theatre system with projector & surround sound
- Energy efficient LED downlights throughout & alarm system for peace of mind
- Feature stained timber staircase
- Rectified porcelain floor tiles throughout downstairs (exc. Theatre)
- Rectified porcelain floor & wall tiles to bathrooms
- Quality carpet upstairs (exc. Bathrooms)
- 900mm Stainless Steel Westinghouse Appliances, along with freestanding dishwasher & built-in microwave
- Large Butler's Pantry complete with additional sink & overheads
- Reconstituted stone benchtops to Kitchen, Butlers Pantry and all Bathrooms
- Built-in joinery as displayed
- Exposed aggregate driveway

If you would like to book an appointment or find out more information, please contact **David Armitage** on **0449 740 749**

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\*7% return is a gross return based on the advertised price. It is calculated as an annual yield rate, and the rent is paid during the term of the lease in accordance with the terms of the lease. Please refer to the contract of sale and the proposed lease attached to the vendors statement.