

15 PHIPPS ROAD, WERRIBEE, VIC, 3030



# FOR SALE

## PREMIUM LIVING WITHOUT COMPROMISE WITH SPACE, STYLE & SOPHISTICATION IN GRANGE ESTATE, WERRIBEE.

This brand-new, architecturally designed custom-built home in the prestigious Grange Estate, Werribee, offers an unmatched level of space, quality, and contemporary style. Boasting 34 squares of premium living on a generous 548m<sup>2</sup> block, this home has been thoughtfully crafted for families who demand both comfort and sophistication.

The layout features five spacious bedrooms, including a luxurious master suite complete with a walk-in robe and a beautifully appointed ensuite. With three distinct living areas – including a formal lounge, open-plan living/dining, and a separate rumpus/media room – there's room for everyone to relax or entertain in style. The home is enhanced by feature walls and in-built floating TV units, adding a designer touch throughout.

At the heart of the home lies a stunning kitchen that's a true showpiece. It's equipped with 900mm appliances, stone benchtops throughout, a waterfall edge island, and a fully fitted butler's pantry, offering both function and flair. Whether you're hosting a dinner party or preparing everyday meals, this space is built to impress.

Enjoy year-round climate control with refrigerated cooling and heating with 5 zones, while double-glazed windows ensure energy efficiency, comfort, and peace and quiet inside. Bathrooms are elegantly finished with floor-to-ceiling tiles and modern fittings, continuing the home's commitment to luxury at every turn.

Step outside into a beautifully landscaped, low-maintenance backyard – the perfect blank canvas for family fun or future outdoor enhancements. The double remote garage provides secure internal access, completing the home's smart and spacious design.

Ideally located in The Grange Estate, this home is positioned for convenience. It's zoned to Werribee Secondary College and just minutes from Werribee Station, Werribee CBD, Pacific Werribee, parks, and the Werribee River walking trails. With easy access to the Princes Freeway, commuting to Melbourne or Geelong is quick and hassle-free.

**5 BED | 3 BATH | 2 CAR**

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



**Sandeep Bhangu**

**0432549151**

[sandeep@localpropertyexperts.com.au](mailto:sandeep@localpropertyexperts.com.au)

[localpropertyexperts.com.au](http://localpropertyexperts.com.au)