



**CARLISLE**  
*Life's better*

**Large  
512m<sup>2</sup>  
lot**

**DISPLAY FOR SALE**

## Portland 25

**\$820,000 - \$890,000**

### 47 Memory Crescent

Jubilee Estate, Wyndham Vale

Lot Size: 512 m<sup>2</sup>

 04 |  02 |  02

Discover the perfect blend of modern elegance and functional design in this exceptional property. Boasting 4 secondary bedrooms, 2 stylish bathrooms, and a 2-car garage, it offers ample space for family living. You'll love the spacious master suite with dual basin vanity, oversized shower and generous walk-in 'robe. At the heart of the home, a spacious open-plan kitchen awaits. With its large island bench, walk-in pantry, Caesarstone benchtops and tiled splashback, it's a chef's dream. The adjacent living area flows seamlessly to the alfresco, creating a harmonious indoor-outdoor connection, and a dedicated theatre room makes for fabulous movie nights. Premium features abound, including extra heavy-duty carpet with superior underlay for ultimate comfort, stunning porcelain tiles to the main living areas and entry, and luxury window finishes throughout. The built-in study nook offers a dedicated workspace for children and adults alike. Relish in the inclusion of a zoned alarm system, downlights and pendant lights, as well as TVs to both living rooms! Outside, the landscaped gardens with timed irrigation and exposed aggregate driveway make it easy to maintain an impressive exterior. The decked alfresco area with ceiling fan invites you to relax and enjoy outdoor living.

This property encompasses a lifestyle of both comfort and style, offering everything you need for modern living. Don't miss this opportunity to make it your own.



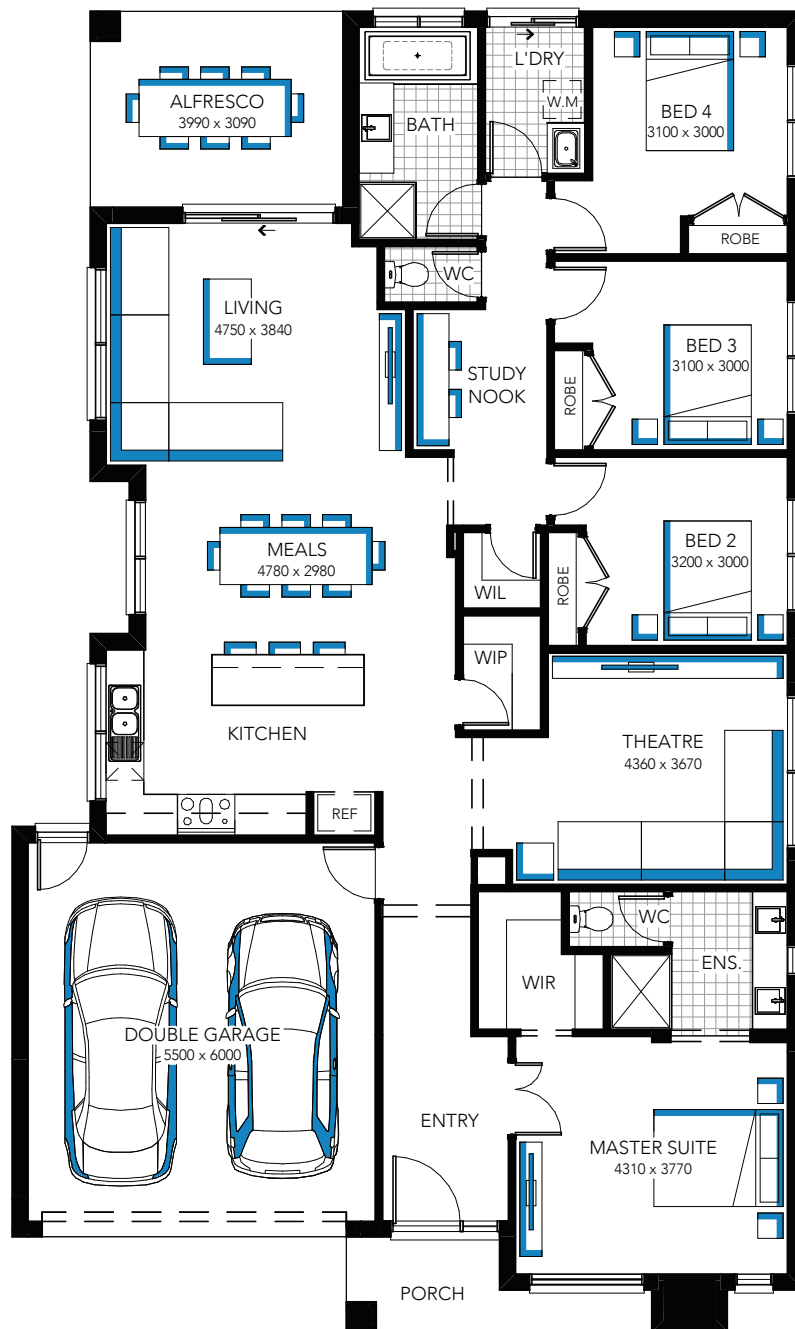
**Display is ready to move in April/May 2024,  
no leaseback available.**

**For more information  
contact us on 13 27 67**

**T-RANGE**  
TRUE LIVING

# Display for Sale

 04 |  02 |  02



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# Why buy a display home in Jubilee Estate?



Welcome to a vibrant community full of personality and a place for living life to its fullest, your way.

Here you'll discover an abundance of convenient amenities at your doorstep providing you with everything you need and more.

Celebrate a brighter future at Jubilee.



## Population

Jubilee is a 480 hectare masterplanned community with 1,500 homes delivered so far and 7,500 expected future homes.



## Location & Transport

5 minute drive to Wyndham Vale train station and 35 minute train ride to Melbourne's CBD. PTV bus route 191 takes residents from Jubilee to nearby train stations and into the Werribee town centre. Jubilee is also in close proximity to a network of highways and freeways. Avalon Airport is only 26 minutes by car.



## Education

With a future P-12 Catholic School and planned Government School, Jubilee will provide vital education for your children's future. A mix of seven established Primary and Secondary Schools are already here now, all within a short distance to Jubilee. There are campuses located in Werribee for Melbourne, Deakin and Victoria Universities plus TAFE and vocational colleges are close by.



## Shopping & Lifestyle

A 6.6ha future town centre - known as Jubilee Central will become the social and civic heart of Jubilee. IGA Jubilee Plus Liquor has already been built with specialty shops to follow.

Future 'Passeggiata' will connect the Urban Plaza to the vibrant activated Waterfront Promenade via a European-inspired leafy boulevard. It's only a matter of time before your neighbours become your friends.



## Open Space

With 77 hectares of open space, residents can bookend each day with fresh air and greenery and families can play, explore and safely roam free in fascinating wetlands and wide open parklands.



## Sporting

Walk, run or ride through Jubilee's parks and wetlands on a series of connected pathways. 23 hectares have been dedicated to sports grounds and facilities. As a resident of Jubilee, get access to the state-of-the-art Club Jubilee Aquatic Centre and Gymnasium, and future wellness centre.



## Employment

The future Jubilee Employment Hub will be a new employment hub in Melbourne's West. With 32.5ha of office and commercial space, it will create new job opportunities close to home.

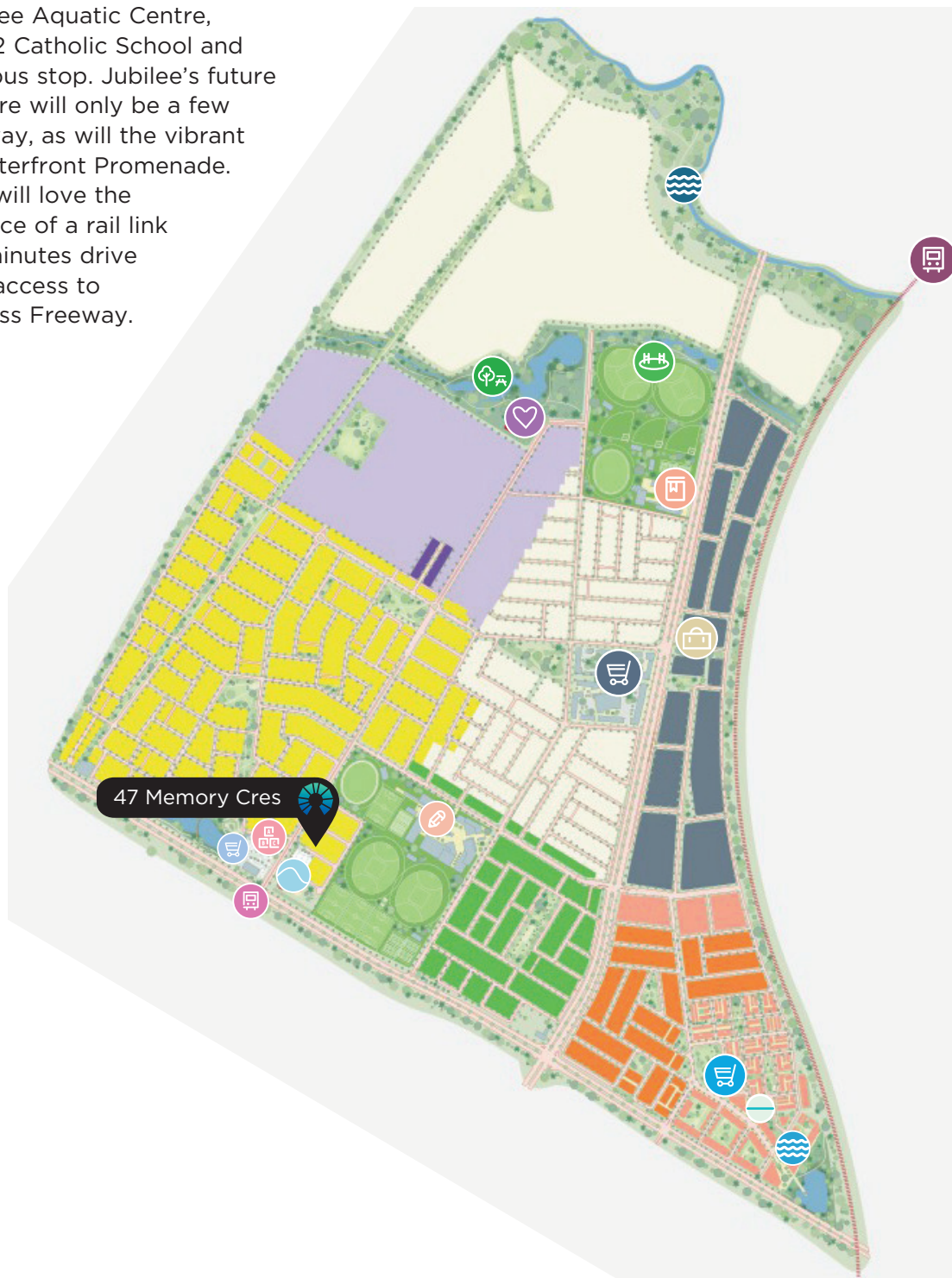


















## Surrounding area

Conveniently located between Melbourne and Geelong, Jubilee provides easy access to the area's best lifestyle attractions like Werribee Open Range Zoo, Werribee Mansion, wineries, the You Yangs and the Surf Coast.



The property is perfectly positioned close to a wide variety of amenities, including walking distance to IGA, specialty shops, Club Jubilee Aquatic Centre, future P-12 Catholic School and the local bus stop. Jubilee's future town centre will only be a few streets away, as will the vibrant future Waterfront Promenade. Plus, you will love the convenience of a rail link within 5 minutes drive and easy access to the Princess Freeway.



- |  |   |   |
|--|---|---|
|  Bus Route                     |  Club Jubilee Wellness Centre (future) |  IGA Jubilee Plus Liquor and specialty shops |
|  P-12 Catholic School (future) |  Werribee Riverfront                   |  Jubilee NIDO Early School                   |
|  Urban Plaza (future)          |  Sports Grounds                        |  Club Jubilee Aquatic Centre                 |
|  Passeggiata (future)          |  Government School (future)            |  Jubilee Central (future)                    |
|  Waterfront Promenade (future) |  Tarneit West Railway Station (future) |  Jubilee Employment Hub (future)             |
|  Parks and Wetlands            |   |   |