



**CARLISLE**  
*Life's better*



# DISPLAY FOR SALE

## Granada Grand 40

\$995,000 - \$1,090,000

### 49 Memory Crescent

Jubilee Estate, Wyndham Vale

Lot Size: 448 m<sup>2</sup>

 04 |  02 |  02

This inviting property offers a harmonious blend of style, functionality, and modern living. As you step inside, you'll be greeted by a dedicated study and exquisite formal lounge with gas fireplace and feature staircase. Venturing further into the home, you'll find the purpose-built theatre room complete with projector and screen, fantastic for family movie nights. Next, the light-filled open plan living space serves as the heart of the home, with dual access to the outdoor alfresco. The spacious kitchen is a culinary enthusiast's dream, featuring an L-shaped island bench, a walk-in pantry, Caesarstone benchtops, and a sleek glass splashback. Upstairs, you'll find the third living area, a built-in kids' study, 3 secondary bedrooms with walk-in 'robes, spacious family bathroom and an exceptional master suite with oversized shower, dual basin vanity, grand dressing room and front balcony. Indulge in the comfort of extra heavy-duty carpet with premium underlay, complemented by 300x600 porcelain tiles to the main living area, entry and wet areas. Quality finishes abound, like luxury window furnishings, wallpaper, pendant lights, downlights, zoned alarm system and TVs to the living, activity and master suite. Step outside into the landscaped gardens, featuring timed irrigation to garden beds, exposed aggregate driveway and paths and an impressive alfresco perfect for entertaining or enjoying the outdoors.

Don't miss the opportunity to make this exceptional home your own.

**Display is ready to move in now,  
no leaseback available.**

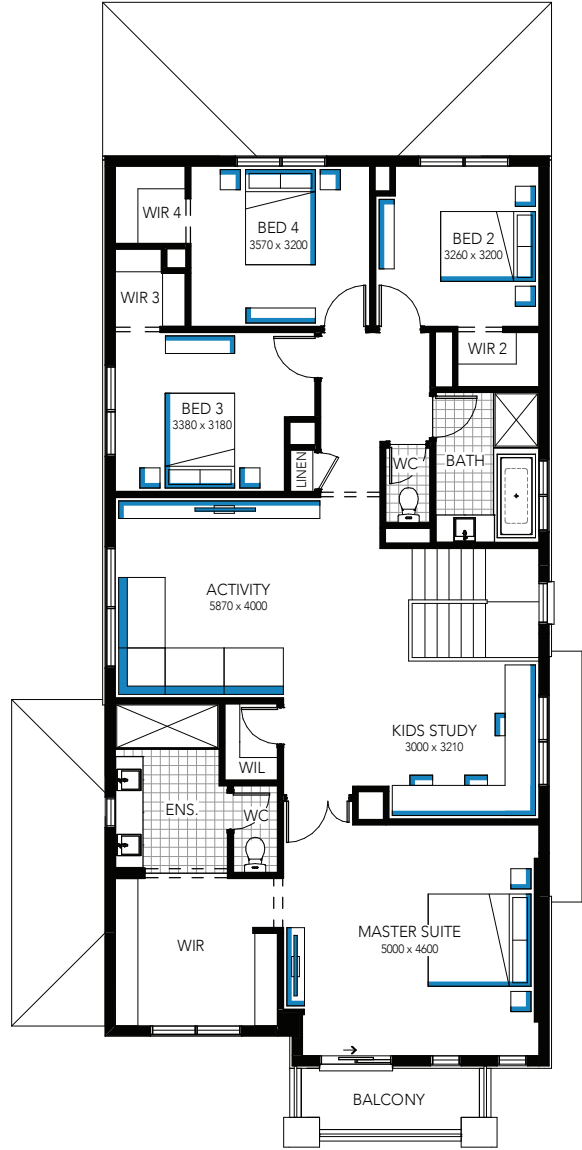
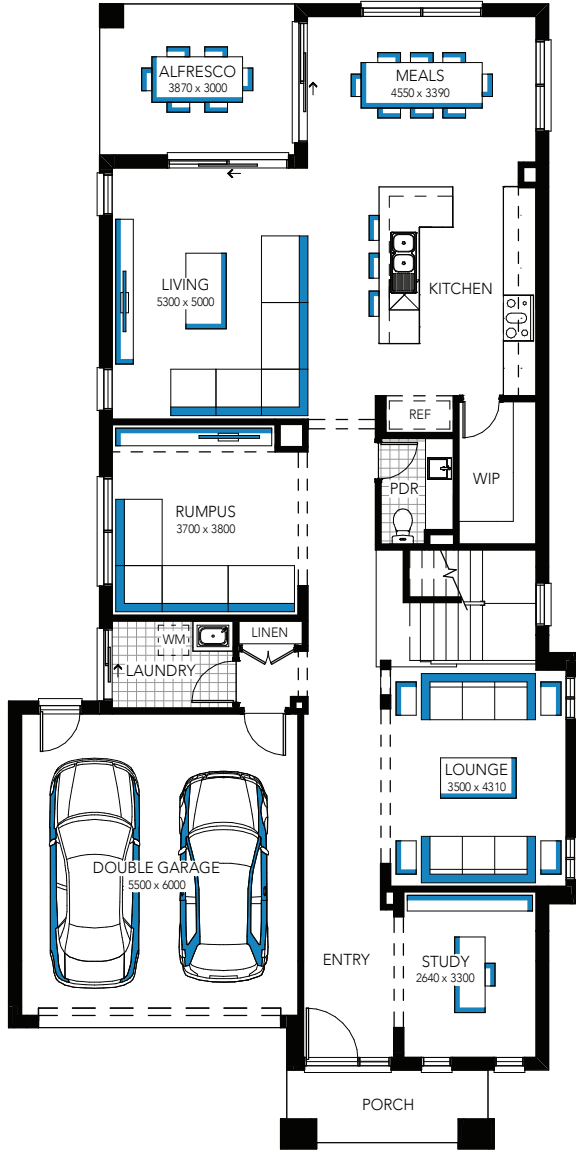


**For more information  
contact us on 13 27 67**

**Inspire**  
CONTEMPORARY LIVING

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