



**Watergum on the Park, presented by Rob Westwood**

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## Sales Consultant

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Welcome to the marketing campaign for 10 Watergum Court, WERRIBEE.

I am the selling agent and if you have any queries please do not hesitate to contact me.

Rob Westwood

***"Selling properties for More"***

M : 0439 487 818

E : [r.westwood@westwoodfn.com.au](mailto:r.westwood@westwoodfn.com.au)





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## Contract Documents

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Please click on the below link for Contract of Sale & Section 32

[Download Section 32 & Contract of Sale](#)



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## Property Details



10 Watergum Court, WERRIBEE VIC



Watergum on the Park is a luxury apartment development that provides to you Werribees most wanted facilities right at your door the river, the restaurants and a vibrant, friendly community to call home.

Located in the heart of the Werribee CBD, Watergum on the Parks generous apartments are luxurious, modern and abound in natural light creating a welcoming space for both living and entertaining.

Sophisticated colour schemes as well as premium fixtures and stylish fittings add finesse to the cleverly designed and spacious 1, 2 and 3 bedroom floorplans, that incorporate alfresco spaces offering a seamless flow to outdoors from the open-plan living/dining areas.

The kitchens feature stone benchtops, detailed joinery and high end European appliances, to create an elegant entertaining hub and a focal point for your new home.

Retreat to the master suite and you'll find walk-in robes and bathrooms with the luxury fittings and cabinetry reminiscent of 5 star hotels.

The interior design for Watergum on the Park is modern sophistication. Early purchasers will secure an opportunity to discuss colours and finishes, ensuring their new home truly reflects their individuality and lifestyle.

Its no secret

location, location, location is not only key to an amazing lifestyle, it will also work to protect your investment. Watergum on the Parks premium location will mean it will retain its reputation as the place to live in the region for years to come.

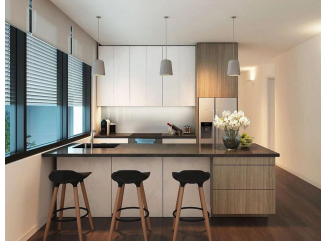
Watergum on the Park  
for people who appreciate style and the best of what Werribee has to offer.

SMS 'Watergum' to 0428 440 958 for full property details  
10 Watergum Court, WERRIBEE VIC



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# Photo Gallery







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Westwood

Rob Westwood

0439 487 818

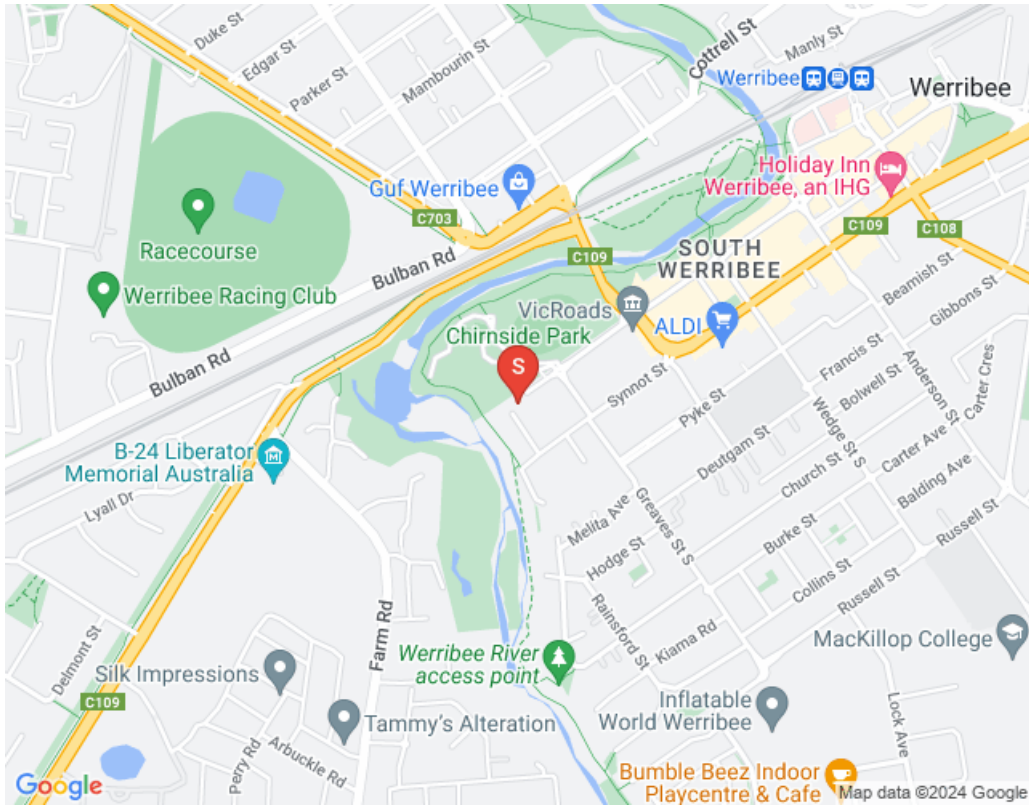
03 8734 5826

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## Google Map - Property Location





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## Property Features

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- *3 Bedrooms*
- *2 Bathrooms*
- *2 Garages*





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## Statement of Information

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## Guide Books



### Home Seller's Guide



### Home Seller's Guide

Selling your property is not a task undertaken everyday. When you're selling, it's important to be fully informed and plan each step carefully.

This booklet guides you through the process, providing advice on selecting the best real estate agent, realistically pricing your home, preparing and presenting your home for sale and, finally, the move.

[Click on the book to download your copy.](#)



### Home Buyer's Guide



### Home Buyer's Guide

Buying a home is about the biggest financial commitment you'll ever have to make. Yet it isn't as complicated as you may think!

This book is just the start. It will guide you through the complete process, from finding the home of your dreams through to finance arrangements and, finally, the move. We've included work sheets that will help you prioritise and ensure you find a home that will suit your needs both now and well into the future.

[Click on the book to download your copy.](#)



# Property Management Guide

A well-managed investment property can offer distinct advantages, including income and capital growth. As considerable sums of money are involved, you should take the time to develop a comprehensive understanding before you act.

This booklet is the first step in the process and is designed to provide an overview of the considerations required for any owner of an investment property.

Click on the book to download your copy.

## Property Management Guide



## Preparing Your Home For Sale

So you've made the decision to sell. The marketing plan is in place and you're ready to have potential buyers walk through your property, but the question remains... are you really ready for this?

Here are some tips that have proven to be invaluable to the successful home seller.

The right preparation and just a little investment, whether it be time or money spent on enhancing your home, can deliver significant financial results. First National is familiar with your requirements, offering buyer requirements. To help us get you the best result for your home, we have provided some tips that have proven to be invaluable to the successful home seller.

- Take up the garden**  
Keep in mind that the first impression count. Dig out weeds, get ready to be green-fied, keep paths and the driveway swept, trim and clean and tidied up.
- Maximise your curb appeal**  
If you have pets, it is also advisable to keep them out of the house, as the smell of their urine or faeces may be off-putting to potential buyers. Remember to air your house as well as store your pet bowls and toys prior to inspection.
- Consider reconfiguring rooms**  
If you are advertising a three bedroom home for sale then think about what you might be able to do with the space. Consider reconfiguring the rooms that are not the main focus or remove some built-in furniture, and get some items in storage.
- Remember First Impression last**  
Set the scene for your prospective buyer. Clean, tidy and bright is the key. Remember to replace fresh flowers and hanging decorative items to make the bedrooms.
- Get rid of the clutter**  
Cluttered shelves and drawers can make rooms appear smaller and less attractive. Consider getting rid of unnecessary items in storage throughout the sale period.



An open home is a great way to promote your home to prospective buyers. With the right preparation, an open home can be very successful. For more information, get your copy of First National's Open Home Report on 13 22 66 to discuss what is best for you and your home.

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

# Preparing Your Home For Sale

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