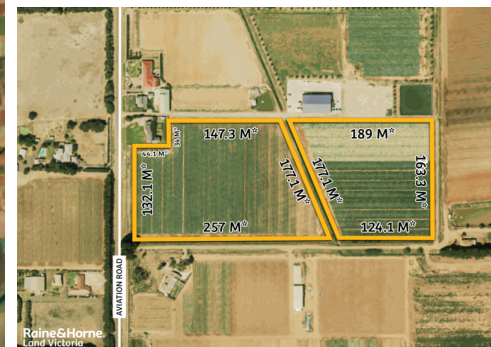
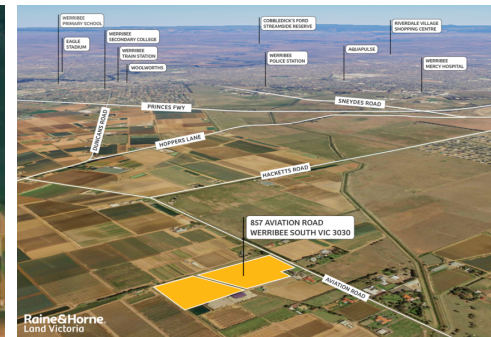


## 15 Acres of Prime Land on Aviation Road next to Point Cook



## 857 Aviation Road, Werribee South

### CONTACT AGENT

Raine & Horne Land Victoria proudly presents a premium 15.13-acre (approx.) landholding in the tightly held pocket of Werribee South, perfectly positioned directly opposite the future Aviators Field PSP and the approved Werribee East Precinct – Victoria's future "Super City."

This rare offering presents a remarkable opportunity to invest in an area primed for exponential growth, with close proximity to major infrastructure, lifestyle destinations, and key future development zones. Whether you're an investor, developer (STCA), or landbanker, this property delivers incredible potential.

#### Property Features:

- 15.13 Acres (approx.) in Green Wedge Zone (GWZ)
- Rental income of \$45,000 p.a. (approx.)
- Positioned directly opposite Aviators Field PSP and Werribee East Precinct
- Close to the \$440 million Wyndham Harbour Marina, Werribee South Beach, and Werribee Open Range Zoo

Property ID: L20442699

Property Type: Land

Land Area: 15.0 acres

**Kevin Paghdar**

0426510510

kevin.p@landvictoria.rh.com.au

- 30 minutes (approx.) to Melbourne CBD
- 10 minutes (approx.) to Werribee Station and Princes Freeway
- Convenient access to Point Cook Town Centre and Sanctuary Lakes Shopping Centre
- Short drive to Werribee City Centre, local schools, and public transport

Call Kevin Paghdar on +61 426 510 510 Or Talwinder Dahiya +61 435 486 458 today for further enquiries.

Interested parties should conduct their due diligence prior to making any submissions. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

Due Diligence Checklist –

<http://www.consumer.vic.gov.au/duediligencechecklist>