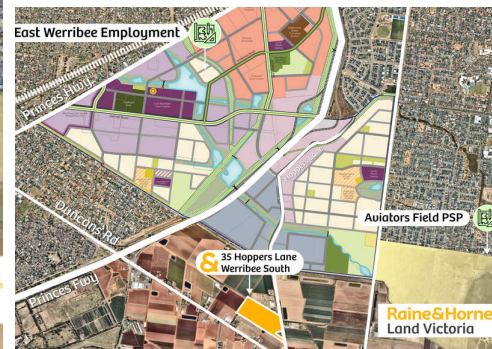




Golden opportunity next to Werribee East Precinct



9307
7sqm

35 Hoppers Ln, Werribee South

Contact Agent

Raine & Horne Land Victoria Proudly presents 22.5 acres in close vicinity of Werribee East precinct (Approved PSP)

This 22.5 Acres of prime Werribee South land has excellent frontage to Hoppers Lane. Positioned at the touching distance to Werribee Mercy hospital & St Vincent Hospital within the heart of the rapidly growing Western Corridor and currently used for agricultural farming.

Ideally located in close proximity to \$440 million-dollar Wyndham Marina. Werribee South Beach, Werribee Zoo, City centre of Werribee, schools and public transport.

Rental Income of \$50k per annum.

-25 mins drive to CBD

-7 mins drive to Werribee Station

-3 mins to Princess highway.

Massive potential for the future with excellent Capital Growth. With further development happening nearby, this is a property with endless opportunities.

Property ID: L22187770

Property Type: Commercial Farming

Building / Floor Area: 93077

Land Area: 23.0 acres

Kevin Paghdar

0426510510

kevin.p@landvictoria.rh.com.au

Well suited to a diversity of purchasers including farmers, land bankers, investors (local & overseas) would be wise to inspect this property sooner rather than later.

Call Kevin Paghdar on +61 426 510 510 today for further enquiries.

Interested parties should conduct their due diligence prior to making any submissions.
Particulars 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>