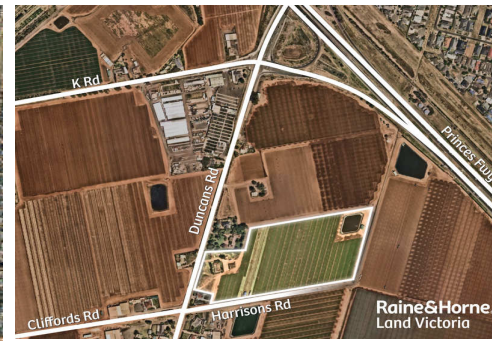




16.5 ACRES BIG BLOCK WITH MASSIVE BRICK HOUSE ON DUNCANS ROAD!!



314 Duncans Rd, Werribee South

CONTACT AGENT

Raine & Horne Land Victoria are proud to present 16.5 Acres in Werribee South next to Princess freeway and Werribee tourist precinct. This site has massive potential for the future with excellent capital growth. With further development happening nearby, this is a property with endless opportunities.

This property has easy access to established amenities and proximity to like Point Cook Town Centre, Sanctuary Lakes Shopping Centre, Werribee Town Centre and Pacific Werribee Shopping Centre, Werribee Open Range Zoo, Werribee Park Mansion, ShadowFax Winery & National Equestrian Centre, City Centre of Werribee, \$440 million-dollar Wyndham Marina, schools and Public Transport.

Property Features:

- 5 mins to Werribee Station
- 20 mins to Melbourne CBD
- 5 mins to \$440m Wyndham Harbour marina and Werribee South Beach
- Adjacent site to major developers within the Aviators Field PSP & Werribee east Precinct

Property ID: L22577148

Property Type: Land

Land Area: 16.5 acres

Kevin Paghdar

0426510510

kevin.p@landvictoria.rh.com.au

- Very good water rights on the property & Secured Lease
- Rental potential above \$50k per annum & no land tax
- Opp. Werribee South Tourist precinct (Werribee Zoo, Mansion & Golf course)
- Last chance to purchase land near Point Cook

Call Kevin Paghdar on +61 426 510 510 Or Harvir Hans on +61 421 452 651 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>