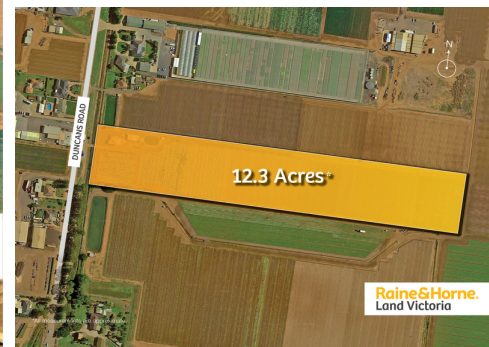




INVEST IN YOUR FUTURE



4



2



2

780 Duncans Rd, Werribee South

Sold

Raine & Horne Land Victoria is delighted to offer sale of 12.3 acres Prime Land in Werribee South with 4 bedroom house & excellent frontage to Duncans Rd. Positioned Opp. Werribee South general store within the heart of the rapidly growing Western Corridor and is part of Golden belt of Werribee South. This 12.3 Acres (approx.) site is currently used for agricultural farming and has sheds and Dam and excellent water rights. Located in Highly sought after area, this property is just a short drive from beautiful Werribee South Beach as well as local cafes and restaurants. With so much to offer, this property is sure to impress even most discerning buyer

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

- 12.3 Acres in Green Wedge Zone
- 30 mins Drive to Melbourne CBD
- 8 mins Drive to Werribee Station
- 3 Min Drive to Princes Highway

Property ID: L9764866

Property Type: AcreageSemi-rural

Garages: 2

Land Area: 12.3 acres

Kevin Paghdar

0426510510

kevin.p@landvictoria.rh.com.au

- Potential Rental \$25000-\$35000/Annum for Farm
- Potential Rental \$22000-\$27000/Annum for House
- Last chance to Purchase Land Near Point Cook

Easy Access to established amenities like Point Cook Town Centre, Sanctuary Lakes Shopping Centre, Werribee Town Centre and Pacific Werribee Shopping Centre.

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

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 Or Talwinder Dahiya +61 435 486 458 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>