

3 Cottrell Street, Werribee, Vic 3030



House For Sale

Wednesday, 15 May 2024

3 Cottrell Street, Werribee, Vic 3030

Bedrooms: 3

Bathrooms: 1

Area: 582 m2

Type: House



Ellie James

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\$800,000 - \$850,000

This is a fantastic opportunity to secure a sizable block of land in a highly coveted area. Spanning approximately 582sqm, this property is situated within the Activity Centre Zone - Schedule 1, offering a range of development possibilities, making it particularly appealing to both investors and developers. Key Features: Prime Location: Positioned for maximum visibility and conveniently located near essential amenities. Development Potential: With Activity Centre Zoning, this 588sqm (approx.) property allows for up to three-Storey development (18.5m), subject to council approval, with potential for boundary-to-boundary construction. Spacious Interior: The house includes three generously sized bedrooms, a separate living area, and timber flooring throughout. Functional Kitchen: Features a spacious kitchen with a gas cooktop and a traditional wood-fire cooking setup. Amenities: Main bathroom with a bathtub, separate indoor toilet, and an additional outdoor toilet. A spacious laundry is also included. Comfortable Climate: Equipped with ducted heating and split-system cooling. Outdoor Space: The rear pergola leads to a large backyard. Location Highlights: Situated within walking distance to Werribee Railway Station, Bunnings, Wyndham Park, and Werribee Centre, this location provides easy access to shops, restaurants, and essential services. Several schooling options, including Werribee Secondary College, Werribee Primary School, Mackillop College, and Corpus Christi Primary School, are within a short drive, making this area ideal for families. Easy freeway access further adds to the convenience. With the area growing rapidly, this multi-level development opportunity is rare and highly valuable. Don't miss out-call today to learn more! **DISCLAIMER:** All measurements noted are approximate only and clients are advised to make their own enquiries into the accuracy of the information provided. Particulars & photos given are for general information only and do not constitute any representation on the part of the vendor or agent. Any open times displayed are current at the time of publishing but may change at any time. We recommend checking the listing prior to attending to confirm if the open home information is still current.