

**41 Cottrell Street, Werribee, Vic 3030**



**Sold House**

Tuesday, 9 January 2024

41 Cottrell Street, Werribee, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1696 m2**

**Type: House**



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**\$1,900,000**

Sitting by the lush green surrounds of Werribee River, with train station and Werribee centre at doorstep, this huge block of land fits perfectly for your next major development plan or investment portfolio. Location features- 1696sqm on flat land with no big trees- Activity Centre Zone - Schedule 1- Sitting by Werribee river with walking trails- 400 meter walks to Werribee train station- 300 meter walks to Werribee centre with shops and restaurants- 500 meter walks to Coles super market- 800 meter walks to Bunnings warehouse- 200 meter walks to Wyndham park with playgrounds- Surrounded by multiple schooling options within a short drive of the property such as Werribee Secondary College, Werribee Primary School, Mackillop College, Corpus Christi Primary School and more- Located within City of Wyndham that has a population of 308,623 (approx.)- Werribee's population, being 55,507(approx.), is forecasted to increase 56.53% (approx.) by 2041 Property features- Large 3-bedroom house with extra workshop- 4 car spaces with potential of parking more cars- Separately huge kitchen, living and dining areas- Massive living room equipped with a bar- Large open plan kitchen with stone benchtop and extra meal area- Renovated modern kitchen featuring gas cooktop, oven and dishwasher- Huge 40 sqm balcony with decking providing magnificent views- Split-system air conditioning system