

47 Cottrell Street, Werribee, Vic 3030



House For Sale

Friday, 5 January 2024

47 Cottrell Street, Werribee, Vic 3030

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 935 m2

Type: House



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\$1,450,000 - \$1,550,000

Introducing 47 Cottrell Street, Werribee, a remarkable real estate opportunity nestled in a serene and green enclave along the scenic Werribee River. This expansive block of land presents itself as an ideal canvas for your next major development project or a valuable addition to your investment portfolio. This property is being offered for sale for the first time, providing a unique opportunity to acquire a truly special piece of blue chip real estate. The property features a spacious and well-maintained three-bedroom house, providing ample living space for occupants. The property is equipped with two toilets and one bathroom for added convenience and functionality. The property offers a garage and three designated car spaces, with the potential to accommodate more vehicles, ensuring ample parking space for residents and visitors. The property includes a large open plan kitchen with an additional meal area, providing a welcoming space for culinary endeavours and dining experiences. The property is surrounded by multiple schooling options within a short drive, including Werribee Secondary College, Werribee Primary School, Mackillop College, and Corpus Christi Primary School, making it an excellent choice for families with school-going children. The 935m² (approx) generous land size offers ample space for development or customisation according to your vision. The property falls within the Activity Centre Zone - Schedule 1, which allows for a variety of land uses and development opportunities, making it an attractive prospect for investors and developers. Enjoy the tranquillity of the Werribee River and take advantage of the nearby walking trails, offering scenic views and recreational opportunities. - 400m walk (approx) to Werribee train station, providing easy transportation options for daily commuters or visitors. - 300m walk (approx) to Werribee Centre, a bustling hub with a range of shops, restaurants, and services. - 500m walk (approx) to Coles supermarket, ensuring convenient grocery shopping. - 800m walk (approx) to Bunnings warehouse, catering to various home improvement needs. - 200m walk (approx) to Wyndham Park, a family-friendly recreational area with playgrounds and green spaces. In summary, 47 Cottrell Street, Werribee, presents an enticing opportunity to acquire a sizable block of land in a highly sought-after location. With its prime position near the Werribee River, proximity to key amenities and schools, and the potential for future development, this property offers a range of possibilities for investors, developers, or those seeking a comfortable family home. Don't miss out on this exceptional real estate offering.