

8-10 Gossamer Street, Werribee, Vic 3030



House For Sale

Wednesday, 12 June 2024

8-10 Gossamer Street, Werribee, Vic 3030

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1111 m2

Type: House



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CONTACT AGENT

This advertisement highlights a prime development opportunity in Werribee, a vibrant suburb in Melbourne's west. The offering includes two residential properties situated on separate titles, presenting a unique prospect for investors or developers. The location, combined with the land size and dual titles, makes this an appealing proposition for various development possibilities, subject to council approval (S.T.C.A).

Property Details: 8 Gossamer Street: *Type: Residential House *Bedrooms: 2 *Bathrooms: 1 *Land Size: Approximately 556 square meters 10 Gossamer Street: *Type: Residential House *Bedrooms: 3 *Bathrooms: 1 *Land Size: Approximately 555 square meters

Combined Land Details: *Total Land Size: Approximately 1,111 square meters *Street Frontage: 30.6 meters

Location Benefits: *Educational Institutions: *Wyndham Central College: Close proximity to this school makes the properties attractive to families. *Shopping and Amenities: *Werribee Village Shopping Centre: A short distance away, providing access to retail stores, supermarkets, cafes, and essential services. *Recreational Areas: *Parklands and Werribee River: Nearby green spaces and river areas offer recreational activities such as walking, picnicking, and outdoor sports. *Transport Links: *Public Bus Stops: Easily accessible bus stops enhance connectivity to surrounding areas. *Werribee Train Station: Only 1.1 km away, providing efficient travel options to Melbourne CBD and other parts of the city.

Development Potential: *Sizeable Land: The total land area of 1,111 square meters, combined with a substantial frontage of 30.6 meters, provides ample scope for development. *Dual Titles: With two separate titles, there is flexibility in development options, such as subdividing the land, constructing multiple dwellings, or embarking on a larger residential project. *Strategic Location: Situated in a central pocket of Werribee, the properties are positioned to benefit from the suburb's growth and increasing demand for housing.

For further details, inquiries, or to arrange a viewing, interested parties should contact Andrew Cruickshank: 0423 238 703 Please ensure that you bring photographic identification with you to the inspection.