

**847 Duncans Road, Werribee South, Vic 3030**

**Nelson Alexander**

**House For Sale**

Friday, 3 May 2024

847 Duncans Road, Werribee South, Vic 3030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 3174 m2**

**Type: House**



Patrick Phu  
0418377043



Michael McCoy  
0393791313

## **Virtual Auction \$1,080,000 - \$1,185,000**

This expansive property, located in a bayside suburb just 40km from Melbourne CBD, boasts a single title and residence. With its generous size, prime position, ample space, we see boundless potential in this offering. It could easily be transformed into a hobby farm or tailored to suit various other ventures. Spanning approximately 3,174sqm, with a wide 77m frontage, the land is full of opportunities. Currently, the property is occupied by tenants. The residence, nestled among mature trees, features five rooms including a kitchen, lounge, and three bedrooms, all adorned with original hardwood flooring. Positioned on the northern boundary, the house presents the opportunity for immediate use while considering future construction. Located near esteemed amenities such as town centre, Werribee Park Golf Club, Sanctuary Lakes Club, Werribee Park & Mansion Hotel, National State Rose Garden, Werribee Open Range Zoo, Wyndham Harbour and Marina, beaches, walking trails, boat launches, this property offers an unparalleled lifestyle.