

90 Diggers Road, Werribee South, Vic 3030

Other For Sale

Friday, 26 April 2024



90 Diggers Road, Werribee South, Vic 3030

Area: 7 m2

Type: Other



Suman Joon
0413902205

Contact Agent !!

Westside Realty Group proudly presents a remarkable opportunity in Werribee South, this expansive 20-acre (approx.) property is set within the highly sought-after Green Wedge Zone, offering significant potential for capital growth and development. Currently leased for agricultural farming, the land generates a steady income of \$30,000 per annum, providing an attractive yield while planning future enhancements. Strategically located, the property is a 5-minute drive from Princess Highway and 10 minutes from the vibrant city centre of Werribee. It is conveniently situated within a 30-minute drive from Melbourne's CBD, ensuring easy access to urban amenities while enjoying a tranquil rural lifestyle. The proximity to Werribee South Beach, Wyndham Marina, the renowned Werribee Zoo, local schools, parks, and public transport hubs enhances its appeal, making it a prime choice for a variety of purchasers.

Key Features:

- # 20 acres in the Green Wedge Zone, earmarked for substantial potential.
- # Annual rental return of \$30,000 from current agricultural lease.
- # Ideal location near Werribee South Beach and Princess Highway.
- # Close to Werribee City Centre, Wyndham Marina, and Werribee Zoo.
- # Easy access to Melbourne CBD within 30 minutes.
- # Near essential services including schools, parks, and public transport.

This property is perfectly poised for those looking to capitalize on the expanding urban sprawl and ongoing development in the region. With its substantial land size and strategic positioning, it offers numerous possibilities for future growth and development, making it a lucrative option for investors, local buyers, and international purchasers alike. We highly recommend scheduling an inspection to fully appreciate what this exceptional parcel of land has to offer. Act swiftly to secure this golden opportunity, as it is expected not to last long on the market.*

Contact Michael Noonan on 0423 420 178 Or Suman Joon on 0413 902 205 to inspect this amazing property !!

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agents. The information contained herein has been obtained through sources deemed reliable by Westside Realty Group however cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.