

**20 Market Road, Werribee, Vic 3030**



**House For Sale**

Wednesday, 10 July 2024

20 Market Road, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 800 m2**

**Type: House**



Ellie James

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## **\$749,000 - \$799,000**

Discover an exceptional investment opportunity in the heart of Werribee, ideal for developers and astute investors. This massive 800m<sup>2</sup> block offers the potential to subdivide (subject to council approval). The current residence is a charming 3-bedroom, 1-bathroom home with two spacious living areas, a functional laundry, ducted heating and a 1-car garage with a workshop attached. Centrally located in Werribee, this property offers unparalleled accessibility to a range of amenities. The proximity to Werribee CBD means you'll have easy access to all essential amenities, including shopping centers, medical facilities, and more. For those who rely on public transport, the Werribee Train Station and convenient local bus routes ensure seamless connectivity to the wider Werribee area. Families will also appreciate the close proximity to several reputable schools. Werribee Primary School, Werribee Secondary School, Mackillop College, and Corpus Christi Primary School are all within walking distance, making this an ideal location for families with children. In addition to educational facilities, the area boasts a variety of recreational amenities. Enjoy nearby parks, local cafes, restaurants, and entertainment options, all contributing to a vibrant community lifestyle. For those who commute, easy freeway access to both Melbourne and Geelong further enhances the property's appeal. Don't miss out on this unique investment opportunity in one of Werribee's most sought-after locations. Whether you're looking to develop, invest, or build your dream home, this property offers endless potential. Contact us today to arrange an inspection and explore the possibilities! **DISCLAIMER:** All measurements noted are approximate only and clients are advised to make their own enquiries into the accuracy of the information provided. Particulars & photos given are for general information only and do not constitute any representation on the part of the vendor or agent. Any open times displayed are current at the time of publishing but may change at any time. We recommend checking the listing prior to attending to confirm if the open home information is still current.