

**55 Cottrell St, Werribee, VIC, 3030**



**House For Sale**

Thursday, 22 August 2024

55 Cottrell St, Werribee, VIC, 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Investment and Development Opportunity in a Prime Location!**

Introducing a remarkable investment opportunity in the thriving Werribee area. Situated on a generously sized 620m<sup>2</sup> parcel of land, this property offers significant potential for savvy investors and developers. Pending town planning and council approvals (subject to council approval and town planning regulations), this site could be transformed into a commercial or activity center, possibly incorporating apartments (STCA).

Located in one of the most sought-after areas in Werribee, recognized as the fastest-growing municipality in Australia, this property is primed for future growth and prosperity. Whether you are considering an investment in your financial future, seeking development opportunities, or aiming to diversify your self-managed super fund, this offering is an exceptional choice.

This prime real estate is strategically positioned just moments away from the bustling Synnot Street commercial hub, Watton Street's shops, cafes, and restaurants. It also provides easy access to the picturesque Werribee River bike trails, walking tracks, the Werribee train station, well-regarded schools, and the Station Place City Centre. Don't miss this incredible chance to invest in a property with immense potential in a highly desirable and rapidly expanding location.

Call Team Taney Today!

Photo ID required for an Inspection.

Please see the below link for an up-to-date copy of the Due Diligence Check

:<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>

**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 agent.

**PLEASE NOTE:** Open for inspection times are subject to change or cancellation without notice. We suggest checking the OFI details on the day of inspection