

**147 Geelong Road, Werribee, Vic 3030**



**Residential Land For Sale**

Tuesday, 2 July 2024

147 Geelong Road, Werribee, Vic 3030

Area: 570 m2

Type: Residential Land



Sanjeev Sharma  
0401752731



Prit Pal

## \$570,000-\$590,000

147 GEELONG ROAD, WERRIBEE Sanjeev from Magicbricks presents a remarkable opportunity at 147 Geelong Road, Werribee. This impeccably positioned titled land (approx. 570 sqm, 16m wide x 35.6m deep) offers the perfect canvas for your family's future. This titled block of land boasts a prime location on a major Werribee Road, perfect for those seeking to:

- Build their dream home
- Establish a work-from-home business (subject to council approval)
- Develop professional practices such as medical clinics or accounting firms (STCA)
- Open a family daycare centre (STCA)

Here are just a few of the reasons why you'll love this location:

- Walkable to schools: The property is located within the sought-after school catchment zone for Werribee primary School and MacKillop Secondary College. No more early morning carpools!
- Close to everything you need: Enjoy easy access to the Werribee CBD, Geelong, and beyond via the nearby freeway. You'll also have excellent public transport options at your fingertips.
- Family-friendly neighbourhood: Riverwalk Estate is a quiet and safe community with plenty of green space and parks. It's the perfect place to raise a family.
- Build your dream home: This titled block gives you the freedom to design and build the home of your dreams.

Don't miss out on this exceptional opportunity! This prime piece of land won't last long. Contact Sanjeev today on 0401 752 731 or Prit on 0424 415 110 to register your interest and secure your block! The measurements given are approximate, please do the required 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 see the below link for an up-to-date copy of the Due Diligence Checklist <http://www.consumer.vic.gov.au/duediligencechecklist>