

**23 Canadian Avenue, Werribee, Vic 3030**

**Residential Land For Sale**

Sunday, 23 June 2024



23 Canadian Avenue, Werribee, Vic 3030

Area: 399 m2

Type: Residential Land



Mikhail Teklu  
0423101090



Rob Westwood  
0387345826

## **\$340,000-\$370,000**

Situated on a rectangular 399 m<sup>2</sup> (approx.) block of premium Werribee soil, this property is surrounded by quality homes and a friendly neighborhood, making it an ideal place to call home. Perfectly positioned in a highly sought-after location, this parcel of land offers proximity to key amenities including the Werribee town center, Manor Lakes Shopping Centre, Walcom Ngarrwa Secondary College, St. Joseph's Catholic Primary, Wyndham Vale Primary School, Manor Lakes P-12 College, Wyndham Vale Train Station, and medical centers. Within the estate, you'll discover a wealth of features including childcare facilities, beautifully landscaped parks, a recreation oval, dog parks, walking trails, playgrounds, bike paths, and a stunning waterway.