



69 Rosella Avenue Werribee VIC

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Located in one of the most central pockets of Werribee and within a short walk or 5 minute drive to Werribee CBD with Restaurants, Cafes and Shops (2.5km approx) sits this fantastic opportunity. Positioned on approximately 784m² offering a great opportunity for first homeowners or investors looking to expand their portfolio. This property comes with approved plans and permits for 3 townhouses, meaning any potential developer can get straight into construction.

With the Werribee Train Station only 2.4km away and local amenities in every direction, short distance to hospitals, walking/bike tracks, Sims shopping complex, Pacific Werribee (approx. 1.8km), Werribee River and parklands this location ticks all the boxes.

The house itself is primed and ready for the next lucky

Price : \$ 515,000
Land Size : 784 sqm
View : <https://www.ypa.com.au/8208140>

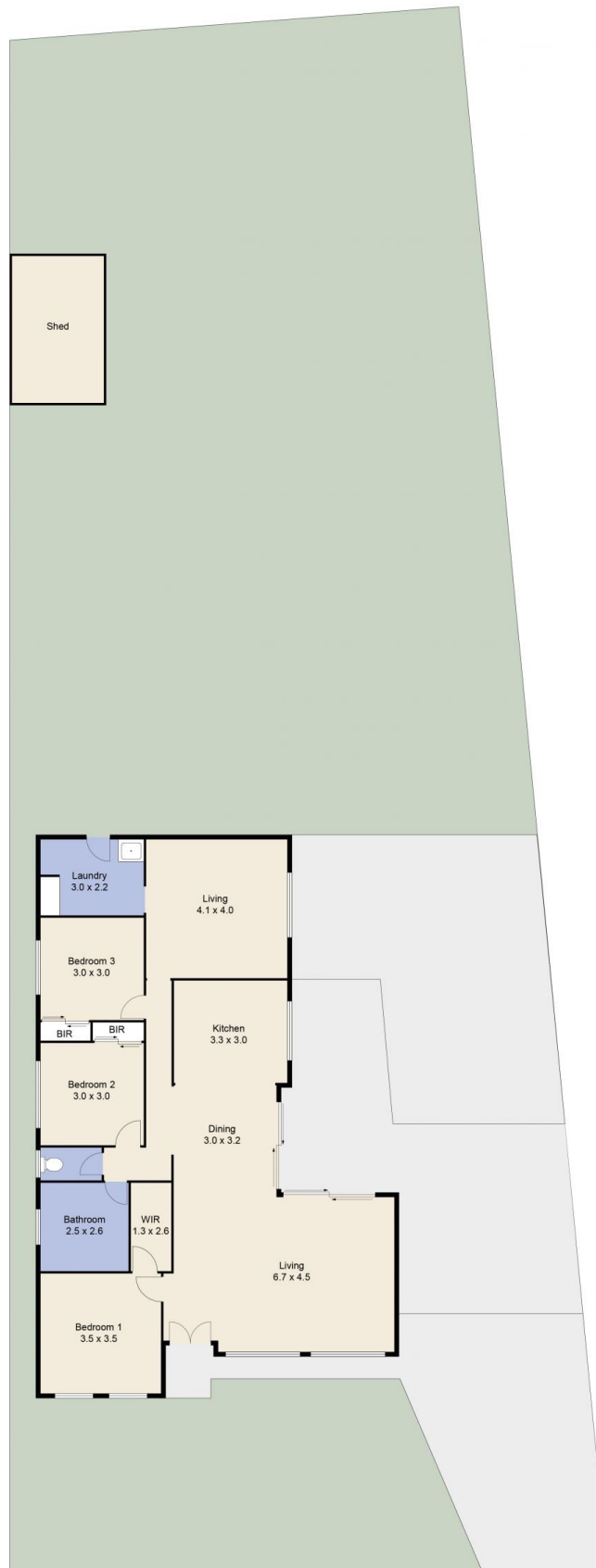


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69 Rosella Avenue, WERRIBEE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-tatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.