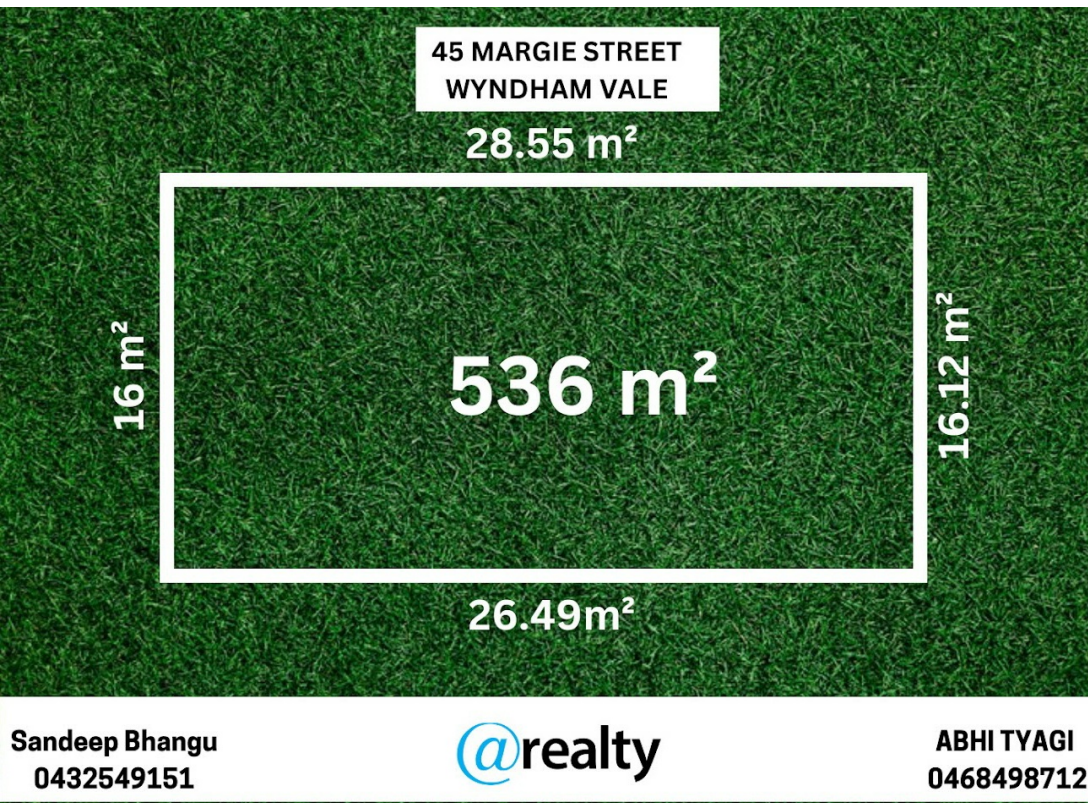


45 MARGIE STREET WYNDHAM VALE



# FOR SALE

## BUILD YOUR DREAM HOME IN THE HEART OF A THRIVING COMMUNITY!!

Take advantage of a prime investment opportunity with this outstanding land parcel located at 45 Margie Street, Wyndham Vale VIC 3024. Situated in one of the region's most rapidly developing communities, this 536 sqm block provides the ideal foundation for your dream home or a promising investment. Its sought-after location offers both financial stability and an exceptional quality of life, with plenty of space to craft a residence that perfectly aligns with your vision.

Living at 45 Margie Street means enjoying unrivaled convenience with top-tier amenities and educational institutions just moments away. The thriving center of Wyndham Vale ensures easy access to shopping centers, schools, parks, and transportation, making it an ideal choice for families and investors alike. Plus, the close proximity to Riverbend Primary School, only a short walk away, adds extra appeal for families with young children.

### Local Amenities and Schools:

Riverbend Primary School: 1 km  
Manor Lakes Central Shopping Centre: 1.6 km  
Wyndham Vale Train Station: 2 km  
Wyndham Vale Shopping Centre: 3 km  
Manor Lakes P-12 College: 3 km  
Wyndham Vale Primary School: 4 km  
Iramoo Primary School: 4 km  
Pacific Werribee Shopping Centre: 8 km

This is a rare opportunity that won't last long. Don't miss your chance to be part of this exciting, balanced, and active community!

**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 Check List:  
<http://www.consumer.vic.gov.au/duediligencechecklist>

0 BED | 0 BATH | 0 CAR

PRICE:  
\$385,000 - \$420,000

OPEN FOR INSPECTION:  
N/A



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