

Prime Location in Riverwalk Estate

32 m<sup>2</sup>

16 m<sup>2</sup>

**512 m<sup>2</sup>**

**Titled Block in Riverwalk**  
Minutes Away From Werribee CBD

16 m<sup>2</sup>

32 m<sup>2</sup>

East

CONTACT US FOR MORE INFO

**Sandeep Bhangu**  
0432 549 151

**ABHI TYAGI**  
0468 498 712

# FOR SALE

## DISCOVER THE PERFECT 512M<sup>2</sup> BLOCK TO BUILD YOUR FOREVER HOME IN RIVERWALK ESTATE, JUST MINUTES FROM WERRIBEE CBD AND STATION.

Sandeep Bhangu is proud to present 44 Farm Road, Werribee, a fantastic opportunity to secure a spacious east-facing block of land in the highly sought-after Riverwalk Estate. This generous 512m<sup>2</sup> (approx.) parcel features a 16-meter frontage and 32-meter depth, offering the perfect foundation to create your dream home in an enviable location.

Located within walking distance to the future Riverwalk town centre, the vibrant Watton Street shopping precinct, and Werribee Station, this block is positioned for convenience and easy living. You'll enjoy quick access to local attractions like Werribee Mansion, Werribee Open Range Zoo, Werribee Park Golf Club, and The Federation Trail.

Riverwalk Estate offers a wealth of amenities for an active lifestyle, including extensive cycling paths, walking tracks, barbecue and picnic areas, and basketball courts. The community-oriented Riverwalk Village Park features exhibition gardens and market pavilions, fostering a strong sense of connection among residents.

For families, excellent education options are nearby, including Riverwalk P-6 Primary School, Aspire Childcare Centre, Imagine Childcare and Kindergarten, and Werribee Secondary College.

With the Melbourne CBD just 30 kilometers away, Riverwalk Estate ensures an easy commute via the Princes Freeway, Werribee Station, and a growing bus network.

Opportunities like this are rare and won't last long. Don't miss this chance to make your dream home a reality. Contact Sandeep on 0432 549 151 or Abhi on 0468 498 712 today!

0 BED | 0 BATH | 0 CAR

PRICE:  
\$495,000 - \$525,000

OPEN FOR INSPECTION:  
N/A



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