



**Sandeep Bhangu**  
0432549151

**LOCAL**  
PROPERTY EXPERTS

**ABHI TYAGI**  
0468498712

# FOR SALE

## BUILD YOUR FUTURE IN THE HEART OF WYNDHAM VALE

Discover an excellent opportunity with this generous 536 sqm block at 45 Margie Street, Wyndham Vale. Perfectly positioned in one of the area's fastest-growing communities, this parcel of land offers endless potential—whether you're planning your dream home or a smart investment.

With schools, shops, parks, and public transport all within easy reach, this location combines lifestyle and convenience. Families will appreciate being just a short walk from Riverbend Primary School, while investors will value the strong growth and demand in the area.

### Key Nearby Amenities:

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

This rare offering won't last long—secure your piece of Wyndham Vale today and take the first step toward a bright future.

For all enquiries contact Sandeep Bhangu on 0432549151 & Abhi Tyagi 0468 498 712 .

**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.

For an up-to-date copy of the Due Diligence Checklist, please visit:

0 BED | 0 BATH | 0 CAR

PRICE:  
\$365,000 - \$395,000

OPEN FOR INSPECTION:  
N/A



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sandeep@localpropertyexperts.com.au  
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