



# FOR SALE

**PRIME 490M<sup>2</sup> (APPROX.) TITLED BLOCK IN RIVERWALK ESTATE – LIFESTYLE, CONVENIENCE & GROWTH!! FOR ENQUIRY , CALL ASHISH 0404 213 258.**

Ashish Dahal from Local Property Experts proudly presents 41 Kailash Road, Werribee. Nestled within the beautiful Riverwalk Estate, this generous East-Facing parcel of land offers a life of abundance. Comprising 490m<sup>2</sup> (approx.), this titled block represents a tremendous opportunity to build your dream home in a wonderful location.

Surrounded by both new and established amenities, this property offers easy and convenient living, with Close to the future Riverwalk Town Centre, which will be a major retail hub, and the popular Watton Street shopping precinct nearby. A Future Community Centre adding even more convenience to one of the West's most vibrant and fast-growing communities.

Local attractions including Werribee Mansion and Werribee Open Range Zoo are just minutes away, as are the Werribee Park Golf Club and The Federation Trail.

Set against the scenic Werribee River, Riverwalk Estate is designed for active living, boasting extensive cycling paths, walking tracks, barbeque and picnic areas, basketball courts and more. Riverwalk Village Park features exhibition gardens and market pavilions, cultivating strong connectivity within the local community.

Access to quality education is easy, with Aspire Childcare Centre, Imagine Childcare and Kindergarten, and zoning to Werribee Secondary College.

Positioned just 33km from the Melbourne Central, Riverwalk promises an easy commute to both Melbourne CBD and Geelong, with direct access via the Princes Freeway, Werribee Station and an ever-growing bus network.

An opportunity like this is rare and will not last long. Be part of this exciting experience—enjoy a balanced and active lifestyle at Riverwalk Estate.

Don't miss out on making your dream home a reality. Contact Ashish 0404 213 258 or Sandeep at 0432 549 151 today.

DISCLAIMER: All measurements noted are approximate only and clients are advised to make

**0 BED | 0 BATH | 0 CAR**

**PRICE:**  
\$480,000 - \$500,000

**OPEN FOR INSPECTION:**  
N/A



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