

Sold



## 3 Cuttriss Rd, Werribee South

### PRIME LAND INVESTMENT OPPORTUNITY IN WERRIBEE SOUTH'S PREMIER LOCATION

NSL Property Group is delighted to present an exceptional buying opportunity at 3 Cuttriss Road, Werribee South. This prime parcel of land is situated in the heart of one of Werribee South's most sought-after locations, surrounded by general residential properties, and offers unparalleled investment potential.

Positioned in a prestigious and well-established area, this site is conveniently located near major attractions and amenities, including the Princes Freeway (M1), Werribee South Beach, Wyndham Harbour, Werribee Town Centre, and the Werribee Open Range Zoo. This provides excellent accessibility and convenience for potential buyers.

#### Key Features:

- Total Land Size: 54,364\* sqm (5.43\* ha)
- Residence: Well-built home featuring 4 bedrooms, 2 bathrooms, and a double garage
- Location: Surrounded by general residential zone properties
- Potential: Ideal for a holiday home, investment, or land banking
- Current Use: A large portion of land leased for farming with a water pond
- Zoning: Green Wedge Zone (GWZ)

For more information or to discuss your Werribee South property needs, please get in touch with NSL Property Group.

Guy Naselli: 0413 750 744

54,363 m2

Price	SOLD
Property Type	Commercial
Property ID	233
Land Area	54,363 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744

