



## 25 Market Road WERRIBEE VIC

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An opportunity of a lifetime at the forefront of Wyndhams Planning Scheme with planning permits approved for a medical center with 4 consultation rooms! Simply renovate the existing home to match the approved plans and collect a secure, high-yield commercial rental return. Or looking for your new medical center? Well look no further, because this generous corner allotment of 733m<sup>2</sup> (approx.) is ALSO in the ACTIVITY CENTRE Schedule 1 and is zoned to build between 2-5 storeys (multi-purpose commercial and residential STCA)

Within approximately 250 meters to Werribee Station, 850 meters to Werribee CBD, and 400 meters to Werribee River, 25 Market Road is in the very heart of growing Werribee and showcases its position with premium street exposure. This property is perfect for a savvy investor or a business owner of a medical associated discipline. Call TODAY to find out more.

**Land Size** : 733 sqm

**View** : <https://www.ypa.com.au/7360960>