



## 56 Duncan's Road WERRIBEE VIC

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What an incredible opportunity to secure this blue-chip real estate positioned in the most sought-after south side of Werribee location.

A whopping approx. 836m2 allotment Zoned Activity Centre ACZ1 Precinct 4C with endless possibilities to build a multi-level residential-commercial development 2-5 stories, or up to 18.5 metres high (subject to council approval).

Walking distance to every amenity you could ask for, Werribee Train station, Watton Street Cafes, restaurants, shops, Synnot Street commercial hub, Werribee Secondary school, MacKillop Catholic College, Corpus Christi and a quick 2 min entrance onto the M1 to Melbourne CBD within 30 minutes.

A short drive down the road Werribee Open Range Zoo,

**Building Size** : 16 sqm  
**Land Size** : 836 sqm  
**View** : <https://www.ypa.com.au/7361218>