



## 200 Hoppers Lane WERRIBEE SOUTH VIC

Astute investors, developers take note of this very rare opportunity right in the middle of the Werribee East Precinct and Zoned Industrial 1 a whopping 1.5 acres of land positioned perfectly.

Approx. 15 min drive to Melbourne CBD, 7 min to Werribee South Beach, 7 min to Werribee CBD, cafes, restaurants and shops, 8 min to Werribee Plaza, 7 min to the Golden mile (OLD GEELONG ROAD), 4 min to Werribee Mercy Hospital/Medical Precinct and the best of all approx. 800 metres from the Geelong onramp.

Standing on this land the original caretakers property built in 1964 a solid 3 bedroom house with a central bathroom and neat kitchen. Plenty of space and car accommodation, let your imagination run wild with what can be the future of this amazing development site.

**Land Size** : 6185 sqm

**View** : <https://www.ypa.com.au/7361540>