



### 3 Riparian Street WERRIBEE VIC

We are proudly presenting this rare opportunity to own a block of land (491 sqm approx...) with no easement in popular Riverwalk Estate, a fast growing and highly sought after location in Werribee surrounded by all the amenities you could have.

This land is titled and ready to build straight away.

Dimensions are below

Front : 16 SQM APPROX..

Length : 30 SQM APPROX.

Land size : 491 SQM APPROX.

You and your family will love living here as it is close to freeway access to Geelong and Melbourne, river walking tracks, main street precinct and sporting facilities nearby. With an abundance of natural bush, wildlife, Schools, shops, & train station are all within reach. This is truly an opportunity for you to call home. Please ask for contract of sale and plan of subdivision to get exact measurement.

Please make an enquiry now to discuss your options to build your dream home.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

**Land Size** : 491 sqm

**View** : <https://www.ypa.com.au/7361584>

At YPA Estate Agents 'our service will move you'