



70 Colin Crescent LITTLE RIVER VIC

4 2 10

OPEN FOR INSPECTION Saturday 14th June 2:15pm - 2:45pm

Land Size : 125979 sqm

View : <https://www.ypa.com.au/7361751>

A whopping 31.1 acres of beautiful land in an incredible location with breathtaking views, only 5 minutes to the You Yang's regional park, approx. 15 minutes to Watton street Werribee Cafes, restaurants, shops and all amenities, 30 minutes to Geelong CBD/Eastern beach and 45 minutes to the Melbourne CBD.

Presenting; a solid 4 bedroom home, master with en suite, stunning spa bathroom, massive open plan formal and informal living zones which comprises of a formal lounge with a Coonara for those cold wintery nights, massive sun drenched rumpus room perfect to entertain the family/guests and another large living area/teenagers 4th bedroom or retreat. Appointments include ducted heating,