



PRIME FREEHOLD WITH DEVELOPMENT APPROVED

Description

- TOTAL LAND AREA: 200 SQM
- PERMIT APPROVED
- OCCUPY, INVEST OR DEVELOP

Allard Shelton are pleased to offer this rare freehold opportunity for sale via Public Auction on Thursday 9th June at 12:30pm on-site.

This affordable freehold with plans and permit approved for construction of a five (5) storey building is the ideal investment for your portfolio.

Key Attributes of the offering include:

- Total Land Area: 200 sqm* with R.O.W
- Total Building Area: 125 sqm*
- Permit approved to erect a 5 storey building
- Two (2) onsite car parks on the rear
- Short term holding income
- Commercial 1 Zone (C1Z)
- Suitable for Owner occupiers, Investors or Developers
- Close proximity to amenities such as Woolworths Supermarket, Moorabbin Train Station, BWS, Moorabbin Library and so on
- Easy access to major arterials Nepean Highway, Dingley Bypass and Warrigal road

For further information or to arrange an inspection, please get in contact with the team at Allard Shelton today.

*approx.

Unit:

Area m²: 125.00

Land Area m²: 200.00

Asking Price: Contact Agent

Parking: 2 onsite spaces

Contact: **Christian Hatzis**
0452 544 844
ChristianHatzis@allardshelton.com.au

Joshua Colosimo
0413 790 309
joshuacolosimo@allardshelton.com.au

Michael Ryan
0433 180 199
michaelryan@allardshelton.com.au

External Agents: