

**100 Hall Road, Pakenham South, Vic 3810**



**House For Sale**

Thursday, 23 November 2023

100 Hall Road, Pakenham South, Vic 3810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 14 m2**

**Type: House**



Nyall Greene  
0417411883

## EXPRESSIONS OF INTEREST

Located south of the business parks of Pakenham and Pakenham South and proximate to the urban sprawl that constitutes Pakenham, Officer, Beaconsfield, and Berwick – the fastest growing development corridor in Australia, 100 Hall Road, Pakenham South holds an enviable and prized position for those seeking a blue-chip land banking and investment opportunity. Fronting a sealed roadway and offering 36 Acres (14.56ha) of cleared pasture of regular dimensions, the property has immediate access to the new dual carriageway linking Pakenham and Koo Wee Rup, and offers direct access to the M1 Freeway -a gateway link to the freeway networks for the whole of the Greater Metropolitan Area of Melbourne and beyond. Further south of the property, there is easy access to the South Gippsland Highway from the same dual carriageway providing direct access to South Gippsland, Phillip Island, and the Mornington Peninsula. This prized location is situated close to existing industrial areas, major infrastructure, sports and recreational facilities, shopping hubs, public and private schools and many services. 100 Hall Road is easily accessible, with the recently upgraded road network, V-Line and Metro Rail links and bus networks all in close proximity. This closeness to key infrastructure and services renders 100 Hall Road an ideal inclusion in future Planning Schemes. In addition, the land holding is of regular dimensions facilitating ease of future development and planning of circulating routes within the property. The proximity of major facilities, infrastructure and employment opportunities will provide the catalyst for the orderly development of the property without the time lag and expense of provision of like services in due course. The future development of the balance of Pakenham South will be informed by referring to the Pakenham South Precinct Structure Plan which facilitates the development of 185ha of employment land located within a State-significant industrial precinct to provide job opportunities for up to 3,500 persons. While 100 Hall Road has not been included within this PSP it carries considerable appeal to be well considered in any future PSP for Pakenham South. The property is almost square in shape and has been used for the grazing of beef cattle. A farm-style three bedroom weatherboard home with the usual complement of shedding and vehicle accommodation is erected upon the land. Mains power is connected to the property, while a (stock and domestic) bore provides water. 100 Hall Road, Pakenham South is For Sale by Expressions of Interest, closing at 5:30pm Wednesday, December 20th with a settlement period of up to 18 months available. A comprehensive Memorandum of Information is available upon request.