

105 Patterson Road, Officer South, Vic 3809

Residential Land For Sale

Monday, 20 May 2024

105 Patterson Road, Officer South, Vic 3809

Area: 7 m2

Type: Residential Land



Vorinder Turen



Sandy Panjeta
0405021000

Contact Agent

Landwise Real Estate proudly presents 18 Acres (approx.) of land parcel in the Urban Growth Zone (Officer South Employment Precinct) Located within one of Victoria's major growth corridors. Invest in this prime land parcel in Officer South and take advantage of its strategic location within a thriving growth corridor. This opportunity is perfect for those looking to develop or invest in an area poised for significant future growth. The Officer South Employment Precinct Structure Plan (PSP) presents a significant opportunity for future development in the Cardinia Shire, located about 45 km southeast of Melbourne's central business district. The plan covers approximately 1,069 hectares* and aims to transform this area into a hub for commercial and industrial activity, providing about 22,000 jobs* and around 1,600 new homes*. Key features of the Officer South PSP include the establishment of employment zones that accommodate industries such as advanced manufacturing, research, logistics, and potentially data centres. The plan emphasizes integrating residential areas with ample open space, activity centres, community facilities, and access to public transportation to create a well-connected and sustainable community (VPA - Victorian Planning Authority) (Engage Victoria). The Victorian Planning Authority (VPA) is leading this initiative in collaboration with the Cardinia Shire Council and various state government agencies. The PSP will guide land use and infrastructure development over the next 20-30 years, ensuring that the area's growth is well-coordinated and meets both local and regional needs (VPA - Victorian Planning Authority) (Creating Cardinia).

****Property Overview:****

****Location:**** - Situated in the Urban Growth Zone of Officer South Employment Precinct. - Located within one of Victoria's major growth corridors.

****Key Features:**** - Less than 1 hour* drive to Melbourne CBD. - Less than 5 minutes* drive to M1. - Proximity to all essential amenities. - Approximately 10 minutes* from Cardinia Road Train Station. - Approximately 15 minutes* drive from Pakenham. *Approximate times are provided for convenience.

****Contact Information:**** For further information or to arrange a viewing, please contact the exclusively appointed sales and marketing agents: Vorinder Turen Phone: +61 452 077 702 Email: vorinder.turen@landwisere.com.au Sandy Panjeta Phone: +61 405 021 000 Email: sandy.panjeta@landwisere.com.au

****Additional Information:**** - The vendors will consider genuine and reasonable offers. - Prospective buyers are encouraged to review the Due Diligence Checklist available at: [Consumer Affairs Victoria - Due Diligence Checklist](<http://www.consumer.vic.gov.au/duediligencechecklist>)