

# 18 Icon Drive, Winter Valley, Vic 3358

## Sold Residential Land

Thursday, 14 September 2023

18 Icon Drive, Winter Valley, Vic 3358

Area: 1 m2

Type: Residential Land



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Prem Shah  
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## Contact agent

Biggin Scott North is thrilled to announce the successful sale of a remarkable industrial property, perfectly situated in Ballarat's burgeoning growth corridor. This strategically positioned property at 18 Icon Drive, Delacombe, known as Industrial Zone 1, has now found its new owner.

**Key Features:**

- 1. Industrial Zone 1:** This property falls within the highly sought-after Industrial Zone 1, offering a wide range of opportunities for businesses seeking a premium location.
- 2. Dual Access:** Boasting dual access points along Icon Drive and Concept Drive, this property provides exceptional convenience for logistics and operations. Easy access for both employees and clients ensures efficiency and accessibility.
- 3. Spacious Warehouse:** The property features a substantial 1,290 sqm (approx.) warehouse with impressive 8-meter high tilt-panel walls. This spacious and well-designed warehouse offers ample room for storage, manufacturing, or any industrial application your business may require.
- 4. Future Development Potential:** One of the standout features of this property is its potential for future development. With a generous land size of 1.41 hectares, there is ample room for expansion or diversification as your business grows. This forward-thinking investment opens the door to limitless possibilities.
- 5. Rapid Growth Corridor:** Located in Ballarat's rapid growth corridor, this property is perfectly positioned to capitalize on the city's increasing economic activity and development. It's an ideal opportunity to be part of the region's exciting growth story. Don't miss out on the chance to secure a prime piece of real estate in Ballarat's thriving industrial landscape.

Contact us today to explore similar opportunities or for expert assistance with your real estate needs.

- Simran Khatrha 0431 178 435
- Prem Shah 0416 085 144

Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent