

**2 Park Crescent, Boronia, Vic 3155**

**Residential Land For Sale**

Friday, 17 November 2023

**2 Park Crescent, Boronia, Vic 3155**

**Area: 1030 m2**

**Type: Residential Land**



Mark Hughes  
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Rodney Pickard  
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**\$1,200,000 - \$1,300,000**

\* Open for Inspections - Agent On-site \*A rare opportunity to secure 1030sqm (approx.) of high density residential land (GRZ4) ready to re-development (STCA). With a large rental return of \$188,737 per annum and increasing by 5% on 31/01/2024 there is a good income being generated while you organise your plans and permits before the lease expires on 30/01/2025. Highlights: • Large 1030sqm (approx) high density development opportunity (STCA) • Multi-Unit Development potential (STCA) • General Residential Zone – Schedule 4 (GRZ4) • Currently Leased at \$188,737 p/a • Rental increase 5% on 31/01/2024 taking income to \$198,173 p/a • Lease expires 30/01/2025 with no further options Location: • 200m to Woolworth Boronia • 300m to Boronia Train Station • 400m to Boronia Metro Cinema • 500m to Boronia K-Mart • 500m to Boronia Coles • 600m to St. Josephs Primary School • 1.1km to Boronia K-12 College • 10 min Drive to Westfield Knox • 15 min Drive to Westfield Eastland • 10 min Drive to Eastlink Freeway