

**235 Avalon Road, Avalon, Vic 3212**



**Sold Lifestyle**

Thursday, 21 March 2024

235 Avalon Road, Avalon, Vic 3212

Area: 4 m2

Type: Lifestyle



Peter Lindeman

## Contact agent

4ha – 10 acres approx. strategically located with frontage to Avalon and Dandos Road. Currently zoned Special Use Zone 1 and designated as Industrial in the proposed Greater Avalon Employment Precinct Structure Plan GAEP. The GAEP establishes a vision for a major employment, enterprise and industrial precinct comprising largely industrial uses, supporting an estimated 16,419 jobs. A separate economic development strategy will also be prepared to further explore the role of GAEP and the required enabling infrastructure in the context of the wider area. Preparation of the Precinct Structure Plan for the area is due to be finalized in 2025. There is an existing dwelling on the property and the land, fenced into 10 paddocks with infrastructure currently supporting usage for horse agistment provides an opportunity to lease out until it is re-zoned and developed. Interested parties should conduct their own due diligence prior to making any submissions/offers. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.