

13 Diggers Parade, Anglesea, Vic 3230

Residential Land For Sale

Sunday, 23 June 2024

13 Diggers Parade, Anglesea, Vic 3230

Area: 280 m2

Type: Residential Land



Darcy Bennett
0468427359



VIJAY MOODY-RATCLIFFE
0400691762

\$1,300,000

We are thrilled to present an exceptional development opportunity in one of the most sought-after locations in Anglesea. 13 Diggers Parade offers a unique chance to build and develop immediately, with all council town planning approvals already in place. This property comes with pre-prepared plans for two stunning townhouses and a commercial office space on the ground floor. All subdivision and building plans have been thoroughly prepared and are ready for execution. With the council approvals already secured, you can commence building straight away. Currently the site has a small commercial office, which has been previously used as a physiotherapy practice, which could be rented to generate income immediately. This rare opportunity eliminates the usual lengthy approval processes, allowing you to move forward with your development plans without delay. Anglesea is a rapidly growing coastal town with increasing demand for quality residential and commercial properties. This project offers significant potential for both rental and resale value, making it an attractive investment for developers and investors. The approved plans feature two contemporary townhouses. Each townhouse offers a generous proposed floor plan that will appeal to a wide range of buyers. The ground floor commercial space offers flexibility for a variety of business uses, from retail to professional offices. Its prime location ensures high visibility and foot traffic, making it an ideal spot for businesses looking to establish themselves. Opportunities like this are rare in Anglesea, 13 Diggers Parade represents a prime investment in a highly desirable location. Seize this opportunity to be part of Anglesea's thriving community.