

# 472 Boundary Road, Derrimut, VIC

Land Property For Sale - Price: \$3,100,000, plus GST

INDUSTRY  
PROPERTY  
GROUP



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## BOUNDARY ROAD LAND FROM 2,921m2\* - 7,869m2\*

Located prominently on Boundary Road, Derrimut, surrounded by high profile neighbours is this strategic parcel of land that is now available. This site will suit owner occupiers looking to give their company a Boundary Road profile that is no longer achievable. This is effectively the last remaining parcel available.&nbsp;

This site offers:

Total Area: 7,869m2\*;

Available as Sub-Divided Land;

Lot 1: 2,921m2\* or Lot 2: 4,648m2\* (STCA);

Industrial 2 Zone;

Utilise Existing Bluestone Farmhouse as Office Space;

Suitable for Office & Warehouse Development / Display or Holding Yard;

Multiple Development Options For Single or Multiple Use

Contact the Exclusive Agents to discuss further

Total Area: 7,869m2\*;

Available as Sub-Divided Land;

Lot 1: 2,921m2\* or Lot 2: 4,648m2\* (STCA);

Industrial 2 Zone

Office Size:	0.00
Warehouse Size:	0.00
Total Size:	0.00
Land Size:	7,869.00
Zoning:	Industrial 2
Availability:	Immediately

IMPORTANT NOTICE: The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided to Industry Property Group by the owner and accordingly Industry Property Group cannot guarantee its accuracy. Industry Property Group has not undertaken an independent review of the information and prospective tenants or purchasers should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only.