

# Commercial 1 Zone

## 1121 m2 approx.

Warburton



Area: 1121 sq. m  
Perimeter: 196 m  
For this property:  
— Site boundaries  
— Road frontages  
Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.  
2 dimensions shorter than 1m not displayed  
Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

### One in a Lifetime Opportunity

One in a lifetime opportunity to secure a Commercial property in Central Warburton

- Land Area approx. 1121 sqm
- Commercial 1 Zoning
- Potential for the future subdivision (STCA)
- Front and back access to the property
- Premium location
- No more land can be created in Warburton this size

The current state of the property:

- Currently leased to a secure tenant within hospitality
- Large Car parking area is available at the rear of the property
- Property is located on the main road and opening onto the riverside promenade at rear

Why invest in Warburton?

- With Warburton becoming a great tourist destination plus the future planning of the Mountain Bike Destination Project, the time is now to secure a property
- Exposure to high levels of tourist traffic all year round on Warburton Hwy
- Surrounded by natural beauty on the road to Mt Donna Buang in the Yarra

6 4 8 1,121 m2

Price \$1,900,000  
Property Type Commercial  
Property ID 150  
Land Area 1,121 m2

#### Agent Details

Serge Tsundra - 0434 450 784

#### Office Details

Victorian Brokers  
1147 Glen Huntly Rd Glen Huntly  
VIC 3163 Australia  
03 9918 6739



Ranges the area is visited by tourists from many parts of Victoria and interstate all year round

- Scarcity of land in Warburton with rising prices every year

Contact Serge Tsundra today to secure this property, before someone else will.

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