




# FOR SALE

# Cappello & Co

190 BRIDGE ROAD, GRIFFITH, NSW, 2680

Property

0  | 0  | 0 



## "UNLEASH YOUR BUSINESS POTENTIAL IN THE HEART OF GRIFFITH!"

Situated at the intersection of Bridge Road & Mackay Avenue, this property represents one of the last large-scale infill land parcels with prime exposure. Encompassing a vast 5.8ha\* of freehold land, it boasts a zoning that accommodates E4 General Industrial usage.

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A

The property has been used for its life as a nursery for the establishment of trees and orchards and would suit an owner-operator looking for a large parcel with the prospects of the future to develop and re-sell to the market.

### Features of the site/future development

- 3-bedroom home with a second cottage, offices and demountable buildings. All set in established yards
- Continuation of the service road at the rear of the allotment for further subdivision continuation.
- Avg of 800 Sqm allotments allowed (STCA)
- Services include town water, 3-phase power, MI surface water access, Telstra and gas availability on the boundary.
- Generally level allotment with drainage at the rear of the property
- 500\* sqm shed with an earthen floor and 3-phase power.

Contact Gavin Cappello for a inspection or further details.

## Gavin Cappello // 0458 684 518

[gavin@cappellococo.com.au](mailto:gavin@cappellococo.com.au) // [cappellococo.com.au](http://cappellococo.com.au)