

FOR SALE

PRIME COMMERCIAL LAND - WEST WYALONG CROSSROADS

Step into opportunity with this exceptional 7,239.5 square metre commercial land parcel perfectly positioned at 305 Neeld Street in the heart of West Wyalong. This substantial holding presents an outstanding canvas for commercial development in one of NSW's most strategically located regional centres.

Situated on the vital crossroads of the Newell Highway connecting Melbourne to Brisbane and the Mid-Western Highway linking Sydney to Adelaide, this prime commercial land offers unparalleled accessibility and exposure. The generous 7,239.5 square metres provides endless possibilities for retail, industrial, or mixed-use development, making it an ideal investment for those seeking to capitalise on West Wyalong's growing commercial landscape.

West Wyalong stands as the main service centre for the Bland Shire and the largest cereal-growing district in New South Wales, ensuring a stable economic foundation. The town's rich history, dating back to the 1893 gold rush discovered by Joseph Neeld, has evolved into a thriving agricultural hub with diverse industry including eucalyptus oil production and modern operations like the nearby Cowlal Gold Mine and Pace Farm's egg production facility.

This commercial opportunity benefits from West Wyalong's comprehensive infrastructure and community facilities:

- Strategic highway frontage with excellent transport links to major cities
- Established educational facilities including primary and high schools
- Active sporting clubs and community organisations fostering local engagement
- Modern amenities including airport access and recreational facilities
- Growing population base supported by diverse local industries

The town's calendar is filled with community events and festivals, from the famous West Wyalong Show to the 'in the West' Festival, creating consistent foot traffic and commercial activity throughout the year. The area's sporting culture, particularly rugby league with the historic Goldfields Rugby League established in 1911, demonstrates the strong community spirit that supports local businesses.

0 BED | 0 BATH | 0 CAR

PRICE:
\$300,000

OPEN FOR INSPECTION:
N/A



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