



FOR SALE

VERSATILE LAND HOLDING ON 3,002SQM* | INVEST, OCCUPY OR REPOSITION

Positioned on a substantial 3,002sqm* landholding, 1 Holt Street presents a rare opportunity to secure a highly versatile industrial-style asset within the RU5 Village zone — offering flexibility, scale and future upside in the heart of Lake Cargelligo.

This property is ideally suited to investors, owner-occupiers or value-add buyers seeking a functional site with multiple income or redevelopment pathways (STCA).

Key Features

- * Expansive 3,002sqm* site with wide access and hardstand areas
- * Large shed/workshop with high clearance and clear-span areas
- * Internal office + amenities including kitchen and toilet facilities
- * Concrete flooring throughout with excellent usability for storage, trade or light industrial use
- * Multiple access points** including roller door entry
- * Secure yard with ample parking and maneuverability for vehicles, trailers or equipment
- * Additional shedding and yard space providing further flexibility

Zoning – RU5 Village

A highly flexible zoning allowing for a broad range of uses (STCA), including:

- * Neighbourhood retail / commercial uses
- * Community or recreational facilities
- * Childcare or education uses
- * Liquid fuel depot / service-based operations
- * Residential dwellings (subject to consent)
- * Or a range of other permissible developments not otherwise prohibited

Investment Highlights

- * Strong underlying land value with large parcel in a central village setting
- * Opportunity to lease, occupy or reposition for improved returns

0 BED | 1 BATH | 0 CAR

PRICE:
\$285,000

OPEN FOR INSPECTION:
N/A



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