



# FOR SALE

## FIRST TIME IN GENERATIONS - EXTRAORDINARY DEVELOPMENT SITE - MIXED USE ZONING

A once-in-a-lifetime opportunity presents itself at 22 Williams Street, Inverloch. Held in the same family for generations and now offered to the market for the first time, this exceptional dual frontage landholding represents one of the most significant development opportunities in this tightly-held coastal precinct.

### Game-Changing Zoning - Unmatched Versatility

What sets this property apart is its exceptionally rare zoning overlay - a powerful combination that unlocks extraordinary possibilities:  
GRZ (General Residential Zone - Schedule 1) + MUZ (Mixed Use Zone) + TRZ2 (Principal Road Network)  
This unique zoning configuration is virtually unheard of in coastal Victoria and provides unprecedented development flexibility:

### Mixed Use Zone Benefits:

- Develop residential AND commercial on the same site
- Potential for ground-floor retail/hospitality with residential apartments above
- Tourist accommodation opportunities in one of Victoria's fastest-growing holiday destinations
- Professional offices, cafes, restaurants, or specialty retail
- Live/work spaces capitalising on the coastal lifestyle shift

### General Residential Zone Benefits:

- Traditional residential subdivision potential (STCA)
- Multi-dwelling development options
- Townhouse or apartment configurations
- Flexibility for premium coastal housing

### Strategic Dual Frontage Advantage:

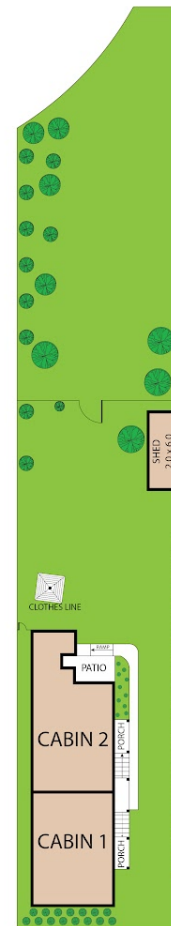
4 BED | 2 BATH | 4 CAR

PRICE:  
\$995,000 - \$1,094,000

OPEN FOR INSPECTION:  
N/A



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22 Williams Street, Inverloch, VIC, 3996

TOTAL APPROX. FLOOR AREA 95 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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