



39-41 Bell Street, Yarra Glen



COMMERCIAL 1 ZONE WITH ENDORSED PLANS

- + 2164 sqm* area and 31 m frontage
- + High exposure main road location
- + Endorsed plans for commercial + residential development

With approved plans for a mixed use development, this is the most lucrative site for sale in the Yarra Valley.

The endorsed plan provides for 16 townhouses, 4 commercial shopfronts and 4 apartments in prime main street location. Meeting vital housing demand in a one of Victoria's niche suburbs, this site is ideal for a builder-developer or any developer desiring to replace this plan with their own vision.

Commercial 1 Zone offers a generous range of permitted uses under the Yarra Ranges planning scheme, and is a highly desired zoning. The property's only overlay is the Design and Development Overlay.

2,164m²

Price	\$1,800,000
Property Type	Commercial
Property ID	789
Land Area	2,164 m ²

Agent Details

Joel Taylor - 0457 920 684
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Office Details

Integrity Real Estate - Yarra Glen

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Integrity
Yarra Valley & Kinglake Ranges

Text BELLSTREET to 0448 820 022 for more information.

*All measurements approximate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.