



## 24 Gertz Avenue Reservoir, VIC

### VACANT RETAIL LAND - COMMERCIAL 1 ZONE - LUCKY LAST

A rare and outstanding development opportunity for astute purchasers to secure this fully serviced, rectangular parcel of vacant land, perfectly located in the established and up coming Gertz Avenue Shopping Village Reservoir.

The property is a blank canvas which is zoned Commercial 1 ( C1) suitable for commercial, residential or a mixed use development site (STCA)

#### Property Features -

- ? Zoned Commercial 1 (C1)
- ? Land Area 188m<sup>2</sup> ( approx)
- ? Flexible C1 zoning allowing commercial, residential or mixed - use development (STCA)
- ? Surrounded by quality homes, schools, recreational parks and easy access to all essential amenities.

**Price:** Private Sale \$395,000

**Council Rates:** \$0.00

**Water Rates:** \$0.00

**Strata Rates:** \$0.00

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