



\* Design Concept Only



## 24 Boundary Road, THURGOONA, NSW 2640

HIGH PROFILE - HIGH VISUAL SITE - 26.5 ACRES / 10.72 HA

**10.72 hectares, 26.49 acres**

Property is positioned in a major growth area with high traffic flow on the intersection of Riverina Highway and Boundary Road (yet to be formed) Thurgoona. The property is over 25 acres of high profile industrial zoned land available for development (S.T.C.A.).

Forming part of the East Albury Industrial Precinct Strategy (2010) this site is the last remaining privately owned land in the precinct. Possible rezoning potential, in part, is outlined in the strategy for Large Format Retail (S.T.C.A.). The East Albury Industrial Precinct Masterplan (as amended) has been adopted as a formal Appendix to the Albury Development Control Plan 2010.

A committed round-a-bout at Albury Airport - Riverina Highway intersection will facilitate development of Boundary Road that will ultimately provide access to the site.

With all services available this site is a FUTURE PROOF development with high profile exposure, constant traffic flow, at a mid-point of Albury Central and Thurgoona plus adjacent to the large format retail precinct of East Albury.

**TYPE:** For Sale

**INTERNET ID:** 21372013

**SALE DETAILS**

**FOR SALE -  
CONTACT AGENT**

**CONTACT DETAILS**

**Elders Albury Rural and  
Business**

297 Schubach Street  
Albury, NSW  
02 6021 3355

**Reg Coulston**  
0418 118 207

For more information contact Reg Coulston 0418 118 207, David Gittoes 0409 362 722 or conjunctual agent Robert Stevens 0418 391 976

- Land Area 10.72 hectares

