



21 Blackney Drive, AVOCA, VIC 3467

Largest Industrial Block in Avoca – Industrial Zone 1

0.68 hectares, 1.67 acres

This is a rare chance to secure the largest block in Avoca's industrial estate, offering an unbeatable combination of size, services, and location for your next venture.

Key Features:

- * 1.67 acres approx. â## one of the most substantial industrial sites available.
- * Fully serviced with sewer, water, 3-phase power, and gas.
- * Sealed road - dual frontage for easy access.
- * Industrial Zone 1 â## ideal for workshops, warehousing, or manufacturing (STCA).

Strategic location at the junction of the Pyrenees and Sunraysia Highways in central Victoria, offering strong transport connectivity.

TYPE: For Sale

INTERNET ID: 300P184902

SALE DETAILS

\$350,000 +GST if applicable

CONTACT DETAILS

Elders Ballarat
Cnr Carngham Road &
Learmonth Street
BALLARAT, VIC
03 5336 9500

Adam Henderson
0458 952 493

This property delivers the space, infrastructure, and access needed to support a wide range of industrial or commercial uses.

Opportunities like this don't come around often â## secure your future in Avoca's growing industrial hub today.

- Land Area 1.6700 acres





