



## 54-56 Roy Street, JEPARIT, VIC 3423

Prime (Approx.) 950m<sup>2</sup> Commercial/Residential Opportunity in the Heart of Jeparit Expressions of Interest closing Thursday 26th March, 1pm

**950.00 square metres,**

Positioned right next door to Jeparit's busiest and highest foot-traffic business The local supermarket.

This spacious (Approx) 950m<sup>2</sup> vacant corner allotment offers unmatched potential for investors, business operators, and home builders alike.

Whether you're looking to launch a retail venture, develop a commercial space, or secure an affordable site to build your dream home, this property delivers exceptional value in a growing regional community.

Why This Property Is a Standout

A Golden Opportunity for Business Owners & Investors

Directly beside Jeparit's major supermarket, ensuring constant foot and vehicle traffic.

**TYPE:** For Sale

**INTERNET ID:** 300P193520

**SALE DETAILS**

**Expressions of Interest**

**CONTACT DETAILS**

**Horsham**

87 Stawell Road

Horsham, VIC

03 5382 8800

**Bronson Young**

0428 251 075

Ideal for retail, food outlets, services, or a commercial multi-use build.

Surrounded by established local amenities in the centre of town.

Strong demand for local services with limited commercial supply.

Perfect for Families Wanting an Affordable Start

A generous (Approx) 950m<sup>2</sup> gives you all the room you need for a spacious home, shed, or garden.

Quiet country lifestyle with amenities just steps away.

Close to Jeparit Primary School (0.48km) and a short drive to Rainbow for P&H schooling.

Easy commute to Nhill, Rainbow, Horsham and Warracknabeal.

Recent land sales in the area show growing interest from city buyers looking for low-cost regional opportunities.

Prime Location in a Welcoming Community

Jeparit is a peaceful township with a strong owner-occupier demographic and stable long-term residents.

Minutes from the Wimmera River, walking tracks, parkland, and community facilities.

Wide frontage and flat terrain make building simple and cost-effective.

Affordable & High Potential & Ready to Develop

This property represents one of the most cost-effective commercial or residential sites available in Victoria, with the added advantage of being in the best retail position Jeparit has to offer.

Summary of Key Features

(Approx.) 950m<sup>2</sup> vacant corner allotment

Neighbouring the town's busiest business

Flexible zoning potential (ideal for retail or residential STCA)

Excellent exposure for commercial ventures

Affordable entry point for families or investors

Close to schools, parks, and essential services

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Ready to Make a Move?

Opportunities like this don't come around often - especially at such an accessible price point.

Contact Bronson Young â## Elders Real Estate

PH: 0428 251 075

Email: [bronson.young@elders.com.au](mailto:bronson.young@elders.com.au)

- Land Area 950.00 square metres

