

19 South Road, YARRAWONGA, VIC 3730

"RARE INDUSTRIAL HOLDING" -Significant Landholding with Substantial Improvements

Positioned in a tightly held and highly sought-after industrial precinct, 19 South Road, Yarrowonga presents an exceptional opportunity to secure a substantial commercial asset offered with vacant possession.

Set on an expansive 3,448m² (approx.) allotment, the property features a versatile and well-maintained factory under roof of approximately 1,250m² - 1,300m², catering to a wide range of industrial, trade, or warehousing uses.

The improvements include a functional display/showroom area, upstairs office space, and a flexible internal layout designed for operational efficiency. Access is a standout feature, with multiple high-clearance sliding doors and roller doors providing seamless entry for vehicles, equipment, and logistics.

Externally, the property offers ample on-site parking, extensive hardstand and storage areas, and is fully fenced, ensuring security and ease of use.

Strategically located on the southern fringe of Yarrowonga, the property benefits from excellent connectivity and accessibility, making it ideal for owner-occupiers, investors,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P195631

SALE DETAILS

[Expressions of interest](#)

CONTACT DETAILS

**Elders Real Estate
Yarrowonga**
48 Belmore Street
Yarrowonga, VIC
03 5743 9500

Leigh Ramsdale
0408 385 150

or businesses seeking room to expand.

Key Features:

- Land area: 3,448m² (approx.).
- Building area: 1,250m²â##1,300m² (approx.).
- Vacant possession â## move straight in or lease out.
- Kitchen & toilet facilities.
- Display/showroom plus upstairs office.
- Solar system to minimise running costs.
- Multiple high-clearance sliding and roller door access points.
- Generous hardstand, parking and storage.
- Fully fenced and secure site.
- Centrally located within Yarrawonga's industrial hub.
- Extremely rare offering with flexible future potential.

For Sale by Expressions of Interest

Closing Friday, 22nd May at 12:00pm

Opportunities of this scale and flexibility are rarely presented to the market.

Contact Elders Real Estate today to arrange an inspection or request further information.

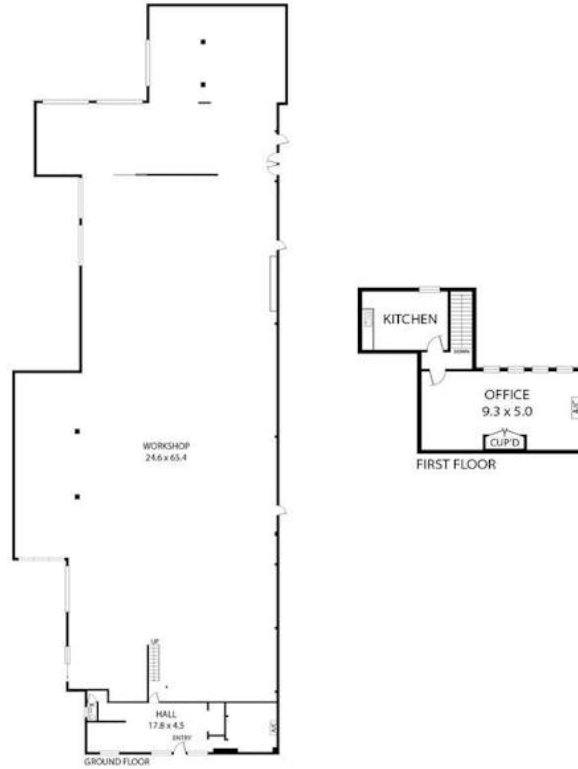
- Land Area 3,448.00 square metres
- Commercial Type:
- Building Area: 1,326.00 square metre







19 South Rd, Yarrawonga



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.