



68 McCarthy Street, MULWALA, NSW 2647

"Secure, Fenced & Ready – Quality Industrial Site"

Industrial land of this calibre is becoming increasingly difficult to secure, making 68 McCarthy Street, Mulwala an outstanding opportunity for owner-occupiers, investors, tradespeople and businesses alike.

Set on an expansive allotment of over half an acre, this premium industrial holding is fully fenced with secure sliding gate access and extensive crushed rock hardstand already in place, providing immediate functionality and significant cost savings for the next owner.

Whether you're looking to construct a purpose-built facility, establish a depot, expand your business operations or simply secure a highly sought-after storage and logistics site, this property offers the flexibility and space to accommodate a wide range of uses (STCA).

With industrial land in Mulwala and the Yarrowonga-Mulwala region becoming increasingly scarce, opportunities of this size, security and readiness are rarely brought to market.

TYPE: For Sale

INTERNET ID: 300P196871

SALE DETAILS

\$495,000 plus GST

CONTACT DETAILS

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

Leigh Ramsdale
0408 385 150

Property Features:

- 2,500m² (approx.) of industrial-zoned land
- Fully fenced with secure sliding gate entry
- Extensive crushed rock hardstand already established
- Excellent access for trucks, machinery and large vehicles
- Ideal for construction of sheds, workshops or commercial premises (STCA)
- Suitable for storage, transport, trade or business operations
- Rare opportunity in a tightly held industrial precinct

Secure your future business footprint or investment in one of the region's most sought-after industrial locations before this exceptional opportunity is gone.

- Land Area 2,497.00 square metres
- Commercial Type:

