



Lot 401 Diamond Drive, Thurgoona

Development On Your Doorstep

Presenting an exciting opportunity to join the BP Service Station in Thurgoona's busy central hub, this substantial 2,500sqm site offers a flexible B2 Local Centre - Mixed Use zoning. Ideal for fast food outlets, supermarket or retail outlets STCA, the opportunity exists to purchase and develop the site or lease the site, with the owner to build to your specifications.

With a current population of approximately 10,181 and a predicted population of 17,654 in 2036 (statistics courtesy of forecast.id.com.au), the site forms part of the Albury City Council's Thurgoona Wirlinga Precinct Plan and offers easy access to the north and south bound freeway ramps.

\$1,500,000 + GST

Type: Development
Land: 2500 m2
Council Rates: \$0.00 p/q
Water Rates: \$0.00 p/q
Strata Rates: \$0.00 p/q



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