



Part Lot M Yarralumla Drive, Wodonga

## Significant Development Site

Stanley & Martin is pleased to offer for sale this expansive Wodonga landholding located at the entrance to Leneva's growth corridor. Offering 3 street frontage and access from Beechworth Road, Yarralumla Drive & Ludwig Street, this substantial 10,470sqms site is zoned General Residential allowing for both Residential or Commercial use including a car wash, service station or residential development STCA.

With a traffic count of approximately 12,000 vehicles per day, this high profile site is ideal for future development to capitalise on Wodonga City's proposed future development in the area.

### UNDER CONTRACT

<b>Type:</b>	Development
<b>Land:</b>	10470 m2
<b>Council Rates:</b>	\$0.00 p/q
<b>Water Rates:</b>	\$0.00 p/q
<b>Strata Rates:</b>	\$0.00 p/q



**Kel Barclay**

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