



FOR SALE
ALL ENDEAVOURS OF INTEREST CLOSING THURSDAY
 26TH OCTOBER 2024 @ 3PM (UNLESS SOLD PRIOR)
6 ILHAN LANE, BRUNSWICK

NSL
 PROPERTY GROUP

**PROMINENT BRUNSWICK
 DEVELOPMENT SITE**

- Total Land Area: 298 sqm*
- Over 34 Metre Total Frontage
- Flexible Industrial 1 Zoning (IN1Z)
- Available Now - Occupy, Invest or Develop (STCA)

GUY NASELLI 0413 750 744 JERRY LEE 0458 823 340
 NSLPROPERTYGROUP.COM.AU



6 Ilhan Lane, Brunswick

PRIME DEVELOPMENT SITE IN BRUNSWICK

NSL Property Group is pleased to present 6 Ilhan Lane, Brunswick for Sale & Now Available.

This city fringe development site sits within a premier commercial precinct and is ripe for further development (STCA).

Positioned in an established and exclusive precinct of Brunswick close to Brunswick Rd and the Citylink Interchange, the site offers flexible Comprehensive Industrial 1 Zoning (IN1Z).

Key Features include:

- Total Land Area: 298 sqm
- Access From Ilhan Lane
- Flexible Industrial 1 Zoning (IN1Z)
- Off Street Vehicle Parking
- Occupy, Invest or Develop (STCA)
- Excellent development scope with Approved Scheme
- Positioned within moments Sydney Road's Activity Centre
- Short distance to both Brunswick Train Station and Anstey Train Station
- Available Now

For further information on this asset or to discuss your Brunswick property requirements contact NSL Property Group:

Guy Naselli 0413 750 744

Jerry Lee 0458 823 340

📐 298 m2

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|----------------------|--------------------|
| Price | \$745,000 Plus GST |
| Property Type | Commercial |
| Property ID | 241 |
| Land Area | 298 m2 |

AGENT DETAILS

Guy Naselli - 0413 750 744
 Jerry Lee - 0458 823 340

OFFICE DETAILS

NSL Property Group
 597 Gilbert Rd Preston, VIC, 3072 Australia
 0413 750 744

