



74 Gavan Street, Broadford

Rare Commercial 1 Zoned Opportunity - Prime Development Potential (STCA)

This is a rare chance to secure Commercial 1 Zoned land in the heart of the ever-growing township of Broadford. Offering a generous 1,011 sqm (approx.) allotment with all services connected, this property presents outstanding potential for a wide range of commercial, residential or mixed-use developments (STCA).
The existing 2-bedroom weatherboard home is in very poor condition and is likely suited for demolition, allowing purchasers to fully capitalise on the site's future potential.
The property would be ideal as a unit development site (STCA), investment project, or land bank opportunity in a thriving regional location experiencing strong growth and increasing demand.
Conveniently positioned close to shops, schools, transport and all town amenities, opportunities such as this are becoming increasingly difficult to find.
Key Features:

- Commercial 1 Zoning
- 1,011 sqm (approx.) fully serviced allotment
- Outstanding development potential (STCA)
- Ideal unit site or commercial venture (STCA)

2 1 2

FOR SALE
$459,000

VIEW
By Appointment

AGENTS
Gavin Henderson
0408 359 764
ghenderson.broadford@ljhooker.com.au

AGENCY
LJ Hooker Broadford | Kilmore
(03) 5784 2558

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Existing 2-bedroom weatherboard home in poor condition
- Central location close to all amenities
- Rare investment and development opportunity
- Located in the rapidly growing township of Broadford

Properties with this zoning and potential are seldom offered to the market. Act now and unlock the possibilities! Please direct all enquiries to Gavin Henderson on 0408 359 764.

MORE DETAILS

Property ID	7XUHJS
Property Type	House
Land Area	1011 m2
Including	Toilets (1)







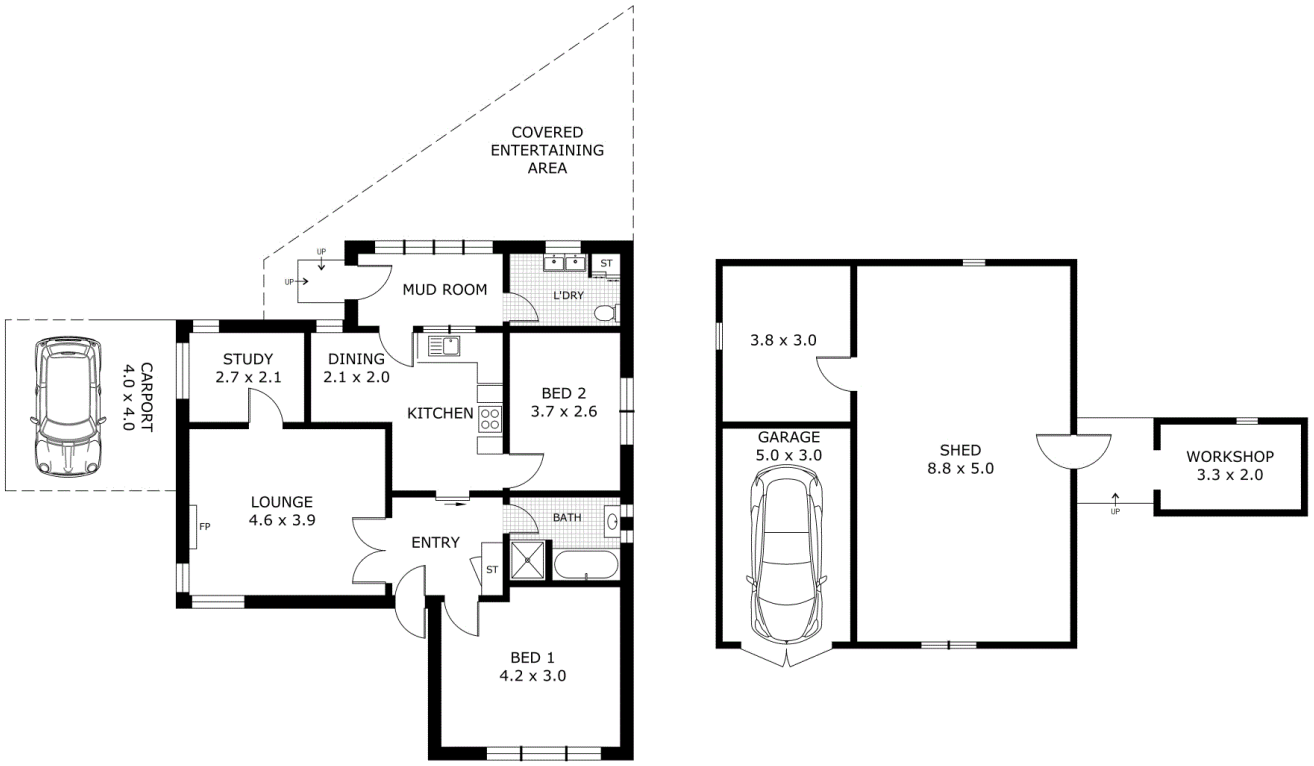




Gavin Henderson 0408 359 764
Principal | ghenderson.broadford@ljhooker.com.au

LJ Hooker Broadford | Kilmore (03) 5784 2558
1629 Broadford Wandong Road, BROADFORD VIC 3658
broadford.ljhooker.com.au | broadford@ljhooker.com.au

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	-	88.4 m²
Carport	-	16.0 m²
Ent. Area	-	25.3 m²
Workshop	-	6.6 m²
Garage /Shed	-	71.7 m²
Total	-	208.0 m²

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