



## 179A Bell St, Preston

### VERSATILE PRESTON SITE WITH SCALE AND ZONING FLEXIBILITY

A landholding of genuine scale on Bell Street is a rare find — and this one delivers. Set on 1,398sqm\* with a 45-metre frontage\*, dual access and versatile existing improvements, the site is brimming with potential for the savvy occupier, developer or investor.

Currently configured as a multipurpose function facility with flexible office and storage components, the property offers a substantial 500sqm\* building footprint and ample on-site parking. With terrific bones for re-purposing, the space lends itself to a variety of uses while also providing a springboard for future development (STCA).

Positioned in a well-connected precinct, this property sits on the doorstep of High Street and Plenty Road retail, moments from lifestyle amenities and within easy reach of arterial road networks. Its General Residential Zoning opens the door to broad redevelopment possibilities, enhancing its long-term value.

#### Key Features:

- Total Land Area: 1,398 sqm
- Total Building Area: 500 sqm
- Over 45m frontage to Bell Street
- Dual entry points with garage storage
- Existing improvements ideal for re-purposing
- Flexible offices and multipurpose function centre
- Ample on-site car parking

20 1,398 m2

**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 140  
**Land Area** 1,398 m2  
**Office Area** 500 m2

#### AGENT DETAILS

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#### OFFICE DETAILS

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