



## 3-7 Noble Street, Noble Park

### PARK FRONTING ACTIVITY CENTRE SITE

NSL Property Group and Colliers and are pleased to present 3-7 Noble Street, Noble Park for Sale.

Positioned within the Noble Park Activity Centre this park fronting site provides the opportunity for a scope of multi-storey redevelopment options including residential, residential aged care, retirement living, childcare, health, or other commercial uses.

Key features are below:

- Total site area of 2,935<sup>2</sup>\*
- Flexible Commercial 1 zoning that provides scope for a number of uses and types of multi-storey development.
- Triple street frontages to Noble Street, Leonard Avenue and laneway totalling 125m<sup>2</sup>
- Additional 55m\* frontage to Copas Park providing exceptional amenity and view lines for any future development
- Current permit of for a five (5) level residential aged care facility.
- Situated in the Noble Park Activity Centre which encourages major development and activity.
- Easy access to numerous landmarks and amenity attractions including Copas Park, Noble Park Aquatic Centre and Ross Reserve
- Proximity to the recently upgraded Noble Park Train Station which is just 130m from the site.

For further information, please contact the exclusive selling agents at Colliers or NSL

2,935 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	207
<b>Land Area</b>	2,935 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

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0413 750 744

