



58 Edwin St, Ivanhoe

PRIME DEVELOPMENT APPROVED CHILDCARE CENTRE OPPORTUNITY IN IVANHOE

NSL Property Group is pleased to present 58 Edwin Street Ivanhoe for sale.

This prime childcare development is in the heart of Ivanhoe's premier location, offering exceptional main road exposure. Positioned in an established and exclusive area of Ivanhoe, close to the Western Ring Road (M80), Eastern Freeway (M3), Austin Hospital, and Northland Shopping Centre, this site offers flexible options under the Comprehensive Residential Growth Zone (RGZ).

Key Features:

- Total Land Area: 1,292 sqm*
- Permitted 127 children Childcare Development Plan Approved
- A Childcare Leasing Head of Agreement Executed with National Operator
- Concept Drawings for Apartment Scheme
- Average Daily Traffic Volume: approx. 21,000 cars
- Zoning: Residential Growth Zone (RGZ)

For further information or to discuss your Ivanhoe property requirements, please get in touch with NSL Property Group:

Guy Naselli: 0413 750 744

Jackson Brenchley 0431 286 661

1,292 m2

Price Contact NSL Property Group
 Property Type Commercial
 Property ID 234
 Land Area 1,292 m2

AGENT DETAILS

Guy Naselli - 0413 750 744
 Jackson Brenchley - 0431 286 661

OFFICE DETAILS

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



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in or answer for the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do not