







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

