



For Sale

1.38 hectare

1 Southern Cross Road, Illowa

Exceptional Versatility and High Visibility

Located at 1 Southern Cross Road, Illowa, the northwest corner of Southern Cross Road and Princes Hwy intersection, this 3.4 Acre lot (approx. 13,670 m²) is a rare and exciting opportunity to secure a premium parcel of land with exceptional versatility. Zoned for farming and positioned with excellent access, this property presents the perfect foundation for a range of low-impact agricultural and commercial ventures. Its strategic location, combined with valuable road frontage, makes it an ideal choice for businesses seeking high visibility and easy transport connectivity. Whether you're planning to grow, supply, or sell, this site offers the flexibility and exposure to support long-term success.

A planning permit for residential house with conditions has been approved by council, for a dwelling and shed at the north west corner of the lot.

Suitable uses for this lot includes:

* Agricultural production, including cropping or market gardening

For Sale : \$455,000 - \$500,000

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- * Primary produce sales or on-site farmers market
- * Landscape gardening supplies and bulk material yard
- * Manufacturing sales and trade supply outlet
- * Restaurant or café development or multi-use commercial activities* (STCA)

Key Features

- * Zoned for both agricultural and ag-commercial use (subject to local council approval)
- * Cleared, level land with excellent accessibility
- * Located near major transport routes and within close proximity to town services
- * Ideal for owner-occupiers or investors seeking diverse income potential
- * Ample space to construct infrastructure such as sheds, greenhouses, or commercial buildings (STCA)
- * High visibility and potential for customer traffic if developed for retail

Suitable for small-scale farmers or growers, landscape supply businesses, Trade or light industrial operations, Hospitality or destination food venues or Investors and developers looking for flexible land use opportunities.

For more information or to arrange a private inspection, please contact:

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