



For Sale

1.53 hectare

298 Coleraine Road, Hamilton

Prime Industrial Development Opportunity

Positioned at the western gateway to Hamilton, this substantial 'Industrial 1' zoned landholding presents a rare and exciting opportunity for investors, developers and businesses seeking a large-scale site with outstanding exposure and versatility all on 1.5 acres.

The property set on 2 lots, the larger lot occupies a highly prominent position with an impressive 164 metre frontage to Coleraine Road along with approximately 224 metres of frontage to North Boundary Road, providing excellent access and visibility for a range of commercial or industrial uses. The smaller lot includes the house.

Sites of this scale within the Hamilton township boundary are exceptionally rare. The expansive landholding presents significant potential for subdivision, large-scale industrial development or the establishment of a major business operation (STCA). With strong highway exposure and dual road access, the site is ideally suited for logistics, warehousing, manufacturing, trade-based businesses or future industrial

For Sale : \$850,000

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expansion.

Currently improved with one large shed and a smaller shed incorporating a home, the property offers immediate functionality while also presenting scope for future redevelopment or expansion as demand in the region continues to grow. This location will benefit from the near-by commercial premises; Bunnings, Donehues Leisure and BP roadhouse.

Hamilton is a major regional centre in South West Victoria, servicing a vast surrounding agricultural district and benefiting from strong infrastructure including hospitals, education facilities and established commercial industries.

For investors and developers seeking a strategic landholding with scale, exposure and exceptional long-term potential, this is an opportunity not to be missed. Contact Jeremy today to discuss this fantastic opportunity – ph. 5564 4555.