



Sold

1197 sq. m

113 Commercial Road, Koroit

## Rare Development Location

Gleeson Real Estate are pleased to offer 113 Commercial Road, Koroit for Sale by Expression of interest.

Koroit has always been on the map, but as the popularity of the town is building and the demand for property increasing, the purchase of this property will be a wise investment.

On offer is a 1965-built 4-bedroom, 1-bathroom house on a huge 1197m2 lot.

Zoned Commercial 1, the purpose of this zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses; and/or to provide for residential uses at densities complementary to the role and scale of the commercial centre.

The flexibility of this zoning allows you to keep as a rental property and maintain as an investment, or when the times right, develop it into a commercial premises. With a

**Sold : \$699,000**

Jeremy Gleeson

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growing community and Koroit's demand for retail, office space & high density residential or short-term accommodation this property is ready for you.

Koroit has it all! Primary schools, pharmacy, supermarket, pubs, sporting reserve, playgrounds, community! Be part of the growing rejuvenation of Koroit, close to Koroit's popular pubs, brewery or restaurants. Furthermore; with only 10 minutes from the beautiful Killarney beach, Warrnambool & Port Fairy townships and Tower Hill reserve, there is only room for this town to prosper.

Please note: This property is currently leased at \$500 p/w.

Call Jeremy to book an inspection.