

309 Reserve Road, Cheltenham



For Sale

Cheltenham Champion

Novatech Controls has been operating from 309 Reserve Road, Cheltenham since 1974. The property is being offered for sale with a one (1) year lease, providing the opportunity for an owner occupier or developer with some initial income.

Located close to the corner of Tulip Street and directly opposite the Victoria Golf Club, the property has an impressive land area of 1,873.42sqm* and a building area of 470sqm*. This provides a low site coverage of 25%* and could be where further opportunity begins to emerge.

Given that the adjoining property at 303 Reserve Road, also for sale through Nichols Crowder, has an approved permit for an eight level hotel, the site offers significant potential for a range of future uses, including a hotel, service station, branded food outlet, sporting facility, or warehouses/showrooms.

The area has become a booming sporting precinct with golf courses, basketball centres, paddle ball facilities and gyms. These uses need

to be supported by hospitality and entertainment, and this property is well positioned for this consideration.

If you are an owner occupier seeking both an office/warehouse and a yard, lots of parking or main road exposure, an inspection is a must.

Key features include:

* Total land area: 1,873.42sqm*

* Total building area: 470sqm*

* Low site coverage: 25%*

For further details or to arrange an inspection please contact:

Matt Nichols 0418 186 488

David McIntosh 0407 850 909

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

PROPERTY DETAILS

Property ID

2P4084

Price

Contact Agent

Agents

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.