

23 Murchison Street, Marysville, VIC, 3779

Land For Sale

Monday, 28 October 2024

23 Murchison Street, Marysville, VIC, 3779

Type: Land



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Invest in the future of Marysville-where nature, business, and lifestyle come together!

Seize this rare chance to invest in an exceptional mixed-use development in the heart of Marysville-a growing tourist hotspot and residential hub. Presented by Biggin Scott North, this prime real estate offers a blend of commercial potential, modern residential living, and future development flexibility, making it an ideal investment for developers, entrepreneurs, and homeowners alike.

Development Overview :

- **Approved plans and permits.**
- **6-Lot Subdivision, includes 3 retail shops on the ground floor, with 2 spacious modern residences above, perfect for mixed-use opportunities.**
- **Potential for a 2-level townhouse, allowing for further residential or holiday accommodation.**
- **Vacant lot available for future development, adding even more investment flexibility.**

Key Features:

- **Prime Commercial Location**

Positioned on Murchison Street, one of Marysville's busiest areas, this development offers excellent visibility and foot traffic, ideal for retail, hospitality, or boutique businesses. Surrounded by key attractions like Fraga's Cafe and Marysville Country Bakery, it is perfectly placed to capture both local and tourist visitors.

- **Luxury Residential Living**

The residences above the commercial spaces feature contemporary design, with stunning views of Marysville's lush surroundings, offering a perfect mix of tranquility and convenience.

- **Multiple Revenue Streams**

From leasing retail spaces to renting out high-quality residential units, this development presents a versatile opportunity for investors looking to maximize returns.

Surrounding Amenities:

- **Tourism & Recreation**

Located in a beloved tourist destination, the property is near popular attractions like Lake Mountain Alpine Resort and Wilderness Fly Fishing. With year-round outdoor activities such as hiking, skiing, and fishing, Marysville draws a steady influx of visitors. Lilydale is just a few minutes' drive.

- **Local Conveniences**

Just steps away from community hubs like Marysville Primary School, Marysville Tavern, and Vic Oak Picnic Area, this development is ideally positioned for easy access to dining, entertainment, and local services.

- **Thriving Business Environment**

With growing infrastructure and increasing popularity as a tourist and residential destination, Marysville is on the rise, and property values are expected to appreciate significantly.

Why Invest in 23 Murchison Street?

- **Tourist Hub:** Marysville is a year-round attraction, ensuring steady demand for retail and accommodation spaces.
- **Community Growth:** As Marysville's popularity continues to climb, investing in this development offers the potential for long-term value appreciation.
- **Modern Design with Future Potential:** This development combines sleek, contemporary architecture with the flexibility to expand, making it an ideal investment in a growing market.

With multiple revenue streams from retail leases, residential rentals, and short-term holiday accommodations, this property offers a high return on investment. Its prime location in a tourism-heavy area ensures steady foot traffic and demand, while the growing local population adds to the long-term value proposition.

Don't miss out on this unique opportunity to secure a premium development in one of Victoria's most scenic and up-and-coming areas.

Contact us today for more details or to schedule a site visit.

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Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>

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