



Outline Indicative Only

## Development Site With B3 Commercial Core Zoning, Close to Station

For Sale  
Contact Agent  
For Sale

Land/Development

1 Belah St, Leeton, NSW 2705

### Land Area:

345.00 m<sup>2</sup> (approx)



**STONEBRIDGE**

[www.realcommercial.com.au/503930394](http://www.realcommercial.com.au/503930394)

## Property Description

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- **Land area: 345 sqm\***
- **Zone: B3 - Commercial Core**

Stonebridge Property Group is pleased to present for sale 1 Belah Street, Leeton.

This property consists of B3 Commercial Core Zoning and is in close proximity to a Train Station.

### LOCATION

- Leeton is located in the Riverina region of southern NSW 550km\* west of Sydney and 450km\* north of Melbourne

- One of the most productive farming regions in the State, crops include citrus, rice, cotton, grapes, walnuts and wheat

- Food, wine and architecture are proving a draw for a burgeoning tourism sectors

### SITE DETAILS

- 1 Belah Street is a strategic infill property, located in the Commercial Core Zoning of the town centre

- The property presents a rare mix of attributes, benefitting from a 11.5m height control, a 1.25:1 FSR control and close proximity to the Train Station, just 250m\* away

The property has or will be remediated to a non-sensitive commercial standard prior to settlement.

All improvements and infrastructure will be removed from the property prior ...

1 Belah St, Leeton, NSW 2705



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