



## 12 Woolpoint Court Lavington NSW

Dixon Commercial Real Estate are pleased to offer for sale 12 Woolpoint Court, Lavington.

Located in the newly developed Northpoint Industrial Estate, the site offers immediate development scope with approved plans and permits for a 715 square metre industrial facility.

Significant costs have also been appropriated to the instalment of the on-site substation, providing a power capacity of 200+ amps.

### Key Features:

- Land allotment of approximately 3,587 square metres.
- Ready for immediate development.
- 1 x 22kV 315kVA 3-way kiosk substation.
- Zoned E4 - General Industrial.
- Unrivalled connectivity to freeway network (1.2 kilometres to Hume Freeway).
- Approximately 6 kilometres from the Albury CBD.

Terms: 10% deposit, balance 60 days.

**Land Size** : 3587 sqm

**View** : <https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/development/7868929>



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