



## 74 Lincoln Causeway Wodonga VIC

Dixon Commercial Real Estate are pleased to offer for sale the property at 74 Lincoln Causeway, a prominent Gateway Site to the state of Victoria.

Comprising a total site area of approximately 28,609 square metres and prominently positioned on the Lincoln Causeway with frontage of approximately 225 metres, the property presents an outstanding opportunity to acquire a fully serviced site adjacent to the Murray River, in a border tourist town recognised for the Murray River and the river activities associated.

The property is zoned Special Use Zone (SUZ1) under the Wodonga Planning Scheme, which recognises the state significance of Gateway Island as a tourism, recreational and environmental resource and as the gateway to Victoria and encourages a range of uses and development compatible with the strategy for Gateway Island and the environmental, cultural, recreational and entertainment themes.

Property features include:  
 - Zoned SUZ1 - Special Use Zone.

**Price** : \$3,200,000  
**Land Size** : 28609 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/development/7896474>



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