



### 37 Woolpoint Court Lavington NSW

Dixon Commercial Real Estate are pleased to offer for sale 37 Woolpoint Court, Lavington.

Located in the newly developed Northpoint Industrial Estate, the site offers immediate development potential (STCA), appealing to developers, owner occupiers and investors looking to establish themselves in this premium industrial precinct.

With a development application submitted for a 6-lot subdivision, the site also provides scope for an industrial subdivision, providing opportunity to develop to own and occupy, with the flexibility of developing or selling off other parts of the block (STCA).

Located just 1.2 kilometres from the Hume Freeway interchange at Thurgoona Drive, this strategic location on Australia's main transport corridor provides businesses with significant competitive advantages in terms of freight and distribution with more than 75% of Australia's population able to be reached by overnight road or rail.

Key Features:

**Price** : \$1,550,000 plus GST  
**Land Size** : 10492 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/development/7987992>



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