



LAST OPPORTUNITY TO JOIN YARRAWONGA'S PREMIER MASTERPLANNED ESTATE

FINAL TWO LOTS FOR SALE

Located only 3.5km\* from Yarrowonga's town centre



Kaiela Business Park is a masterplanned estate, home to big name retailers Bunnings Warehouse, Tradelink and car dealerships Toyota and Holden. Soon to be joined by an exciting new retail precinct, the business park has become the new hub of commercial activity in Yarrowonga.

LOT	AREA	STATUS
16	1,866m <sup>2</sup>	FOR SALE
17	3,117m <sup>2</sup>	FOR SALE

Only 3.5km\* from Yarrowonga's town centre, the estate is within a catchment of 10,500\* residents across Yarrowonga/Mulwala and benefits from high exposure to traffic flows along Murray Valley Highway, the main thoroughfare into town.

Only two lots remain:

- Approved Development Plan with separate titles ready to occupy
- Commercial zone 2
- Occupy or invest - buy one or both from 1,866m<sup>2</sup> to 4,983m<sup>2</sup>

(\*approx)



ANDREW DEVLIN - 0477 375 328

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approx, and all amounts are excl of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.