

1261

BALLARTO ROAD

CRANBOURNE EAST



1261



250m to South Gippsland Highway
35,000 Vehicles Per Day



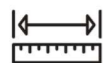
Prime
Location



Cranbourne East PSP



3 Acres
urban growth zone



102.6m & 125.1m
Dual Road Frontage



48km
South-East of the Melbourne CBD

COMMERCIAL DEVELOPMENT SITE IN AUSTRALIA'S LARGEST GROWTH RATE SUBURB

Introducing one of Victoria's most promising opportunities in shopping centre development, now available through The Company Real Estate. Positioned at 1261 Ballarto Road in Cranbourne East, this expansive 1.28-hectare property comes with provisional plans for the construction of a 4,688sqm neighborhood shopping precinct, adjacent to a future McDonalds.

Situated in the heart of the Cranbourne East PSP and nestled within the neighbourhood activity centre, this property capitalises on Cranbourne East's status as Australia's largest growth rate suburb, making it an invaluable asset. Surrounded by existing and future residential developments and close to a future employment precinct, this property enjoys excellent accessibility, especially with ongoing upgrades to Ballarto Road.

The concept designs feature a supermarket, specialty retail outlets, a medical centre, and an impressive 218 car spaces with this property offering unparalleled potential. Boasting a remarkable 223-meter dual street frontage along Ballarto Road and Adrian Street, and located less than 400 meters from the South Gippsland Highway, accessibility is second to none.

With a mere 40-minute connection to Melbourne via the highway and Cranbourne train station just six minutes away, convenience is paramount. Surrounding the property are burgeoning land estates and easy access to Cranbourne East's future commercial and employment hub, along with esteemed educational institutions like Casey Grammar and Cranbourne East Primary.

As Cranbourne East is poised to achieve nearly 70% growth to over 46,000 individuals by 2041, this property represents a rare chance to establish a thriving town center. Don't miss this opportunity to leave your mark through the development of a vibrant community hub.

Key Highlights:

- Prime location within the Cranbourne East PSP
- Provisional plans for a 4,688sqm for a community shopping precinct
- Strategic proximity to existing and future residential developments
- Excellent accessibility with ongoing upgrades to Ballarto Road
- Close to future employment precinct
- Projected 69% increase in population in Cranbourne East by 2041

LOCATION

Cranbourne East is a suburb in Melbourne, Victoria, Australia, 45 km south-east of Melbourne's Central Business District, located within the City of Casey local government area.

- 6 Mins to Cranbourne Primary School
- 7 mins to Cranbourne Secondary College
- 7 mins to Cranbourne Shopping Centre
- 8 mins to Cranbourne Turf Club
- 9 mins to Cranbourne Train Station
- 10 mins to Cranbourne Carlisle Primary School



THE SOUTH EAST GROWTH CORRIDOR PLAN

Development of the South-East Growth Corridor will continue to enhance the region's self-sufficiency, sustainability and distinctiveness by providing a good range of new employment opportunities which are well-connected by appropriate transport links between homes and new and existing jobs.

New job opportunities will be provided at Pakenham, Thompsons Road and South Gippsland Highway, as well as in the existing and identified town centres and within new residential communities. Dandenong and the south eastern metropolitan suburbs will also continue to be a major focus for employment, services and facilities provision in the region.

The existing sense of place will be enhanced through the design of precincts enabling residents to enjoy access to a network of waterways, biodiversity corridors and open spaces, as well as providing ready access to vibrant town centres, local services and job opportunities. Opportunities to integrate the waterways, the Royal Botanic Gardens Cranbourne, local hills and views to more distant hills including the Dandenong Ranges, will be maximised.





LOCATIONS

- Merinda Park Train Station
- Cranbourne Train Station
- Cranbourne Carlisle Primary School
- Cranbourne Park Shopping Centre
- Cranbourne Secondary College
- Cranbourne Primary School
- Cranbourne Racecourse
- Casey Fields

SHOPS

- Woolworths The Avenue
- Woolworths Selandra Rise
- Coles Springhill
- Bunnings Cranbourne
- Woolworths Cranbourne North
- Bunnings Clyde North
- McDonald's-Cranbourne
- Thirsty Camel



EXCLUSIVE OFFER

Offer price: \$110,000 per share

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Interested? Sign up here:

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ROI expected

15%+ p.a.

by project end

