



**9 Station Road MARGARET RIVER**

**\$635,000**



**MAJOR RE-DEVELOPMENT SITE OF 2,130SQM**

Prime re-development site with a 30m frontage approx. 300m from the main street (Bussell Highway) and shopping precinct and only 400m from the Recreation Centre, this property could not be more ideally situated.

The site is positioned approximately 100m from a Medical Centre, has medium density housing adjoining and is located on Station Road, a significant commercial and medium density precinct.

Existing building (The old Margaret River Freemasons Lodge) is still in situ however, current zoning and land use renders the property a re-development site. The hall, whilst past its economic life may have some alternative uses.

Zoning is Residential R30/R40 with the R30/R40 indicating an average site area of 300sqm for R30 and 220sqm for R40.

The R30/40 Shall comply with R30 code however, Local Government may permit grouped and multiple dwelling developments to a maximum of the R40 Code where the development addresses additional criteria.

For more information contact your South West Estate Agent Joe White on 0417 939 715

**Features:**

- Close To Schools
- Close To Shops
- Close To Transport

**Contact the agent**



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