



42 Collison Road, **Cranbourne East**

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### THIS LAND IS ANY DEVELOPERS DREAM!

42 Collison is slated for development, the expectation is within the next twelve months to two years there will be approval by council, the yield on the property should be 15 - 26 blocks on this allotment, Looking at land sales in the area, each block should sell at \$350,000 on today's pricing, 42 Collison is situated upon 7359m2 (approx.), currently tenanted at \$450 PW (approx.) and the Settlement terms for the property are 30 - 120 days, All of this is subject to council approval which is currently being processed. Don't miss out on this amazing opportunity! Call us today!

**\$1,850,000 - \$1,900,000**

ID# 11637100352



**Craig Mann**  
0412 559 816

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.