



## 4-6 Maxwell Avenue BELMONT VIC

Imagine a central Belmont industrial site of 1394m<sup>2</sup> on two titles. There's plenty of scope here for an astute investor/developer. The property is conveniently located close to the heart of Belmont and provides excellent access to main transport routes. Current home to a three bedroom house with rear shed, an industrial shed of approx. 300m<sup>2</sup> and a small shop. Don't miss out.

Zoned Industrial 1

<b>Type</b>	: Industrial
<b>Building Size</b>	: 362 sqm
<b>Land Size</b>	: 1394 sqm
<b>View</b>	: <a href="https://www.maxwellcollins.com.au/sale/vic/geelong-district/belmont/commercial/industrial/7454446">https://www.maxwellcollins.com.au/sale/vic/geelong-district/belmont/commercial/industrial/7454446</a>