



### 33 Murradoc Road Drysdale VIC

#### The Feel:

Situated in the heart of Drysdale's established commercial precinct, this substantial property presents a prime investment or development opportunity across a rare 2063sqm (approx.) Commercial 2 Zone (C2Z) site. The property boasts a considerable 670sqm (approx.) of established commercial space, accompanied by 19+ car parking spaces and secure gated access. There is also significant development potential with rare dual street access, while a separate 4-bedroom residence offers scope for a rental income or landbank opportunity for those looking to expand their property portfolio.

#### The Facts:

- Premier inner-Drysdale opportunity for owner occupiers, investors, and value-add developers
- Substantial double-fronted landholding of 2053sqm (approx.), with Commercial 2 Zoning
- Established commercial precinct, underpinned by nearby large corporates including Coles, Aldi & KFC
- Existing building comprises a multi-functional blank canvas with 670sqm (approx.) of under roof area
- Mezzanine level further extends the useable footprint

<b>Price</b>	: \$1,850,000-\$1,950,000
<b>Building Size</b>	: 670 sqm
<b>Land Size</b>	: 2063 sqm
<b>View</b>	: <a href="https://www.bellarineproperty.com.au/7738930">https://www.bellarineproperty.com.au/7738930</a>



**Levi Turner**  
**03 5254 3100**



4 2 3

33 Murradoc Road, Drysdale

bellarine **b** property  
rentals. commercial. sales. projects.

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.