

## Prime Opportunity in South Morang's Activity Centre



For Sale

24/33 Danaher Drive, South Morang VIC 3752

Contact Agent

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### Prime Opportunity in South Morang's Activity Centre

Seize the chance to secure a high-quality 127m<sup>2</sup>\* warehouse right in the heart of South Morang's bustling Activity Centre. Surrounded by major brands including Bunnings, Hyundai, KIA, Mazda, Mitsubishi, Toyota, HomeCo, and Westfield Plenty Valley, this property offers unbeatable exposure and connectivity.

With excellent access to major roads and public transport, it's an ideal base for businesses looking to establish or expand in a thriving commercial precinct.

Key features include:

- 127m<sup>2</sup>\* warehouse with 30m<sup>2</sup>\* fully fitted mezzanine office
- Two car spaces
- Wi-Fi-enabled air conditioning split systems (remotely controlled)
- Epoxy flooring
- Security alarm, CCTV, and video intercom (linked to mezzanine)
- NBN connected with data patched throughout

Whether you're an owner-occupier or investor, this property ticks all the boxes for operational efficiency and future growth.

For more information or to arrange an inspection, contact the exclusive agents today.

\*Approximate ...



### Stacey Gaff

Associate Director | Commercial

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### Justin Sciola

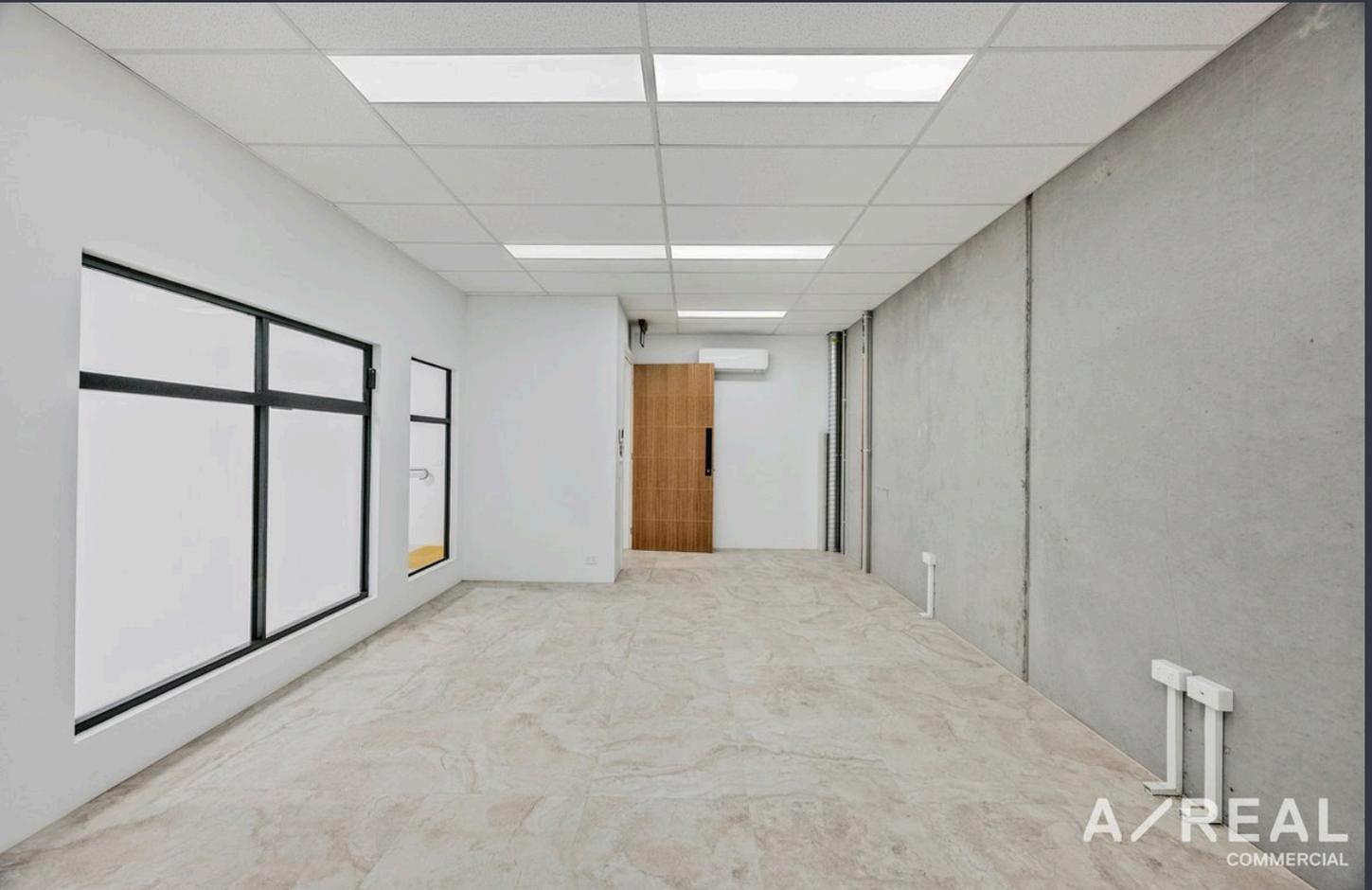
Sales Director | Auctioneer - AReal Property South Morang

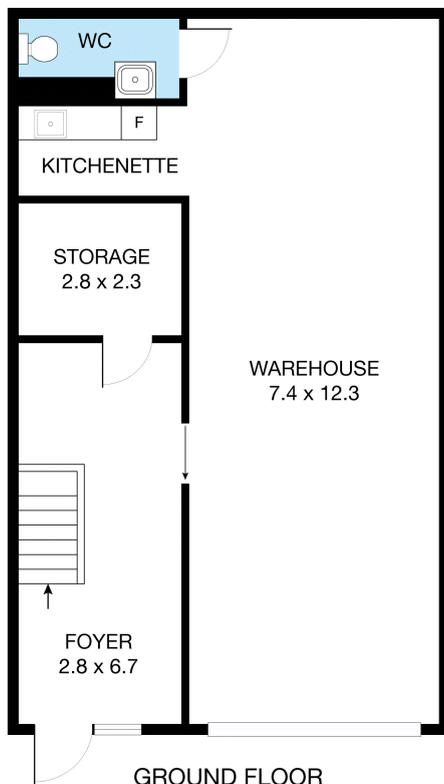
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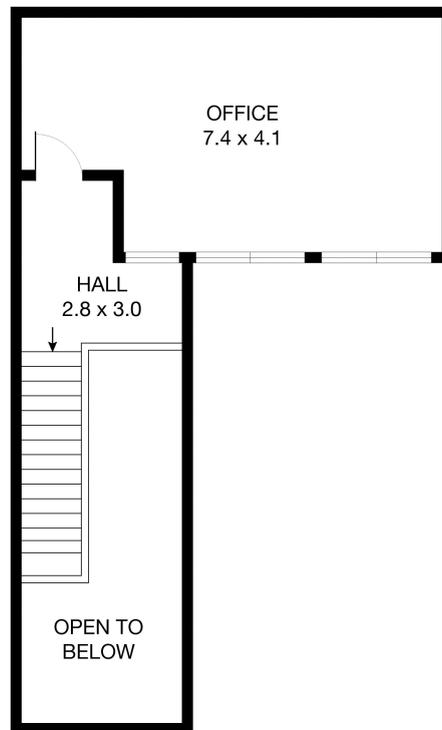
justin.sciola@areal.com.au







GROUND FLOOR



UPPER FLOOR

## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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