



## 32-34 Rowan Street, Wangaratta VIC 3677

### PRIME DEVELOPMENT SITE

- \* 17,000 annual average daily traffic (VicRoads)
- \* Only 300m to CBD
- \* Dual access from Rowan Street & Templeton Street
- \* Existing 165m<sup>2</sup> building on 966m<sup>2</sup> land (both approx)
- \* Excellent development opportunity STCA
- \* Owner flexible with settlement time-frame
- \* 50% Stamp Duty concession (State Revenue Office/Victorian Government - Bushfire Relief Stimulus)

Offices  
FOR SALE



**Mike Noble**

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