



## Mernda

An Unmissable Opportunity!

We are excited to present a prime block of land for sale, complete with approved plans for 31 stunning dwellings. This incredible investment is situated within walking distance of a newly developed train station and a bustling shopping centre.

Located in the rapidly growing suburb of Melbourne's northeast, this property boasts an enviable location on the main road, ensuring maximum exposure. With a generous block size of 1.06 hectares (approx.) the potential for development and profit is boundless.

Don't let this opportunity slip through your fingers. Contact us today to seize your piece of the future in this thriving community.

**Price** : Contact Agent  
**Land Size** : 1.06 ha  
**View** : <https://www.ypa.com.au/7795812>



**Asad Khan**  
**0400 008 881**

