



### 13 Hutchinson Street Lilydale VIC

Presenting an exceptional opportunity in the heart of Lilydale, this strategically positioned property, zoned Commercial 1, holds limitless potential. Its versatility allows for a myriad of possibilities, making it an ideal investment for astute developers and investors alike.

Situated in a prime location sat on 722sqm approx., this property offers the perfect canvas for a mixed-use development encompassing both commercial and residential components. While awaiting planning approvals or finalizing your vision, you have the option to lease out the shop or office space, ensuring a steady income stream by retaining the existing leases for the two factories on the premises.

Boasting an unrivalled central position, the property is strategically located directly across from the renowned

<b>Price</b>	: \$ 2,000,000
<b>Building Size</b>	: 394 sqm
<b>Land Size</b>	: 722 sqm
<b>View</b>	: <a href="https://www.nobleknight.com.au/sale/vic/east/lilydale/commercial/other/7746447">https://www.nobleknight.com.au/sale/vic/east/lilydale/commercial/other/7746447</a>



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