

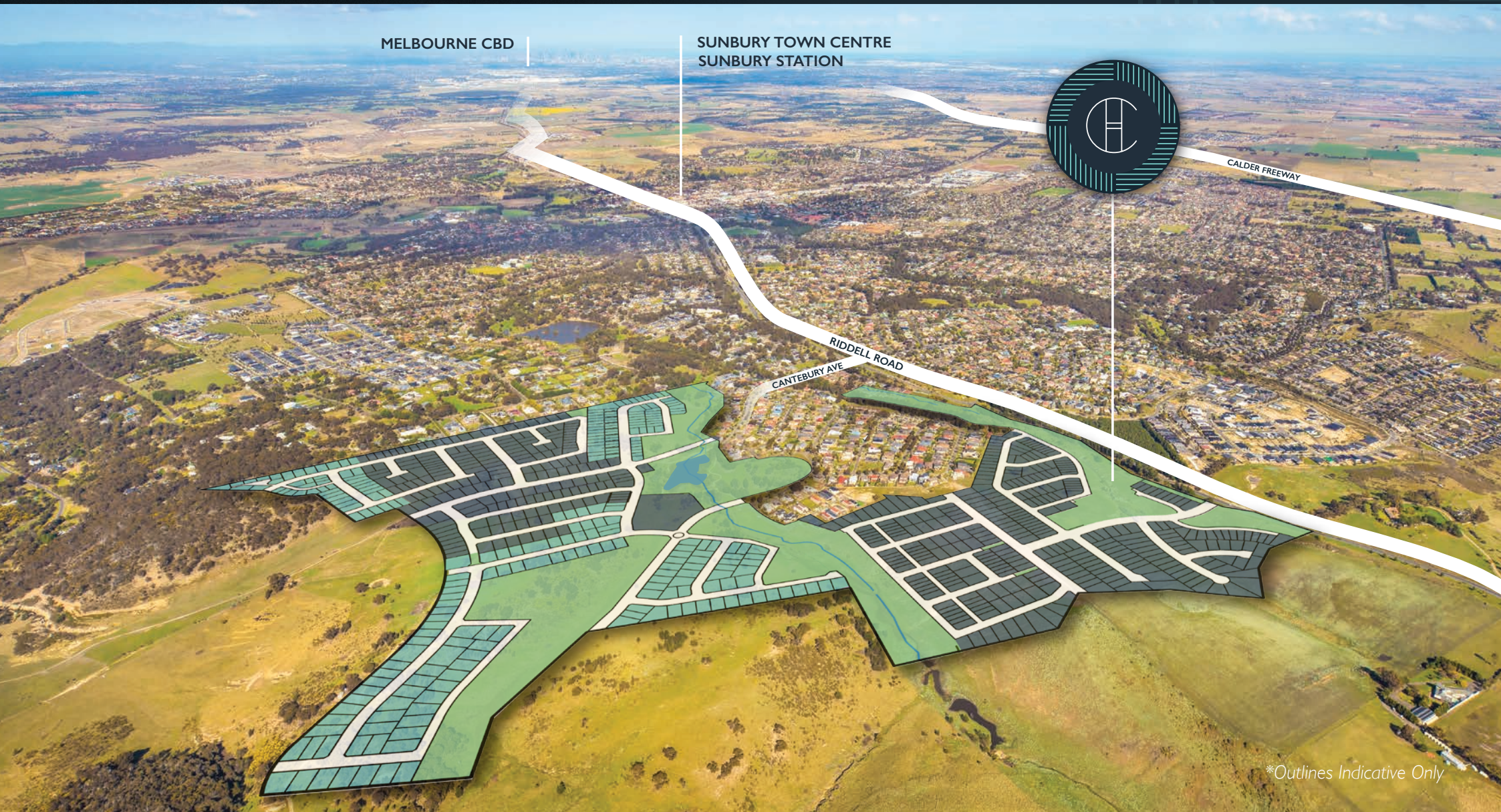


Canterbury Hills

SUNBURY

205HA* OF PRIME LAND

370 & 370A RIDDELL ROAD, SUNBURY
FOR SALE



*Outlines Indicative Only

SIGNIFICANT SUNBURY SUBDIVISION OPPORTUNITY



Vast 205 hectare / 505 acre landholding



Premium estate comprising 85ha* of undeveloped GRZ1 land



120ha* lot predominantly Green Wedge A Zone



Masterplan providing for over 840 lots with potential to increase yield (STCA)



Distinctive estate allowing for abundant parkland, city views, topographical and water features



Shovel ready to earn revenue in 2024



On Sunbury's established residential border close to shopping, entertainment, recreation, education and transport infrastructure



15 minutes to Melbourne Airport and 35 minutes to Melbourne's CBD via Calder Freeway



In one of the fastest growth regions of Melbourne and Australia



No windfall gains tax, GAIC or commencement deadline for development



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*Approximate



Canterbury Hills Estate



Seamless commute to Sunbury's town centre