



### 13 Grant Avenue GISBORNE VIC

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Previously operating as the 'Grant Avenue Kindergarten' this 860 sqm (approx) allotment provides potential for a number of uses.

Whether redevelopment is your plan, or the current building has appeal, the property (zoned General Residential 1) may also have existing use rights which could possibly be utilised by the new owner (STCA).

The existing brick veneer building provides a large central open space, a number of multi use rooms, storage sheds, plus an established playground area at the rear.

Securely fenced, this fantastic allotment is adjacent to a Council reserve / walkway connecting Grant Avenue and Howey Street.

Centrally located with a multitude of options - this property is certain to generate a great deal of interest.

**Land Size** : 817 sqm

**View** : <https://www.kennedyandhunt.com.au/sale/vic/macedon-ranges/gisborne/residential/house/5848877>

Property Code: 1846