



**EST 1982**  
**CARLTON**  
REAL ESTATE

**INDUSTRIAL LAND FOR SALE**

**TYREE BUSINESS PARK**

- Prime industrial land located at the gateway to the Southern Highlands
- Direct 24hr access North and South to the Hume Highway connecting Sydney and Melbourne
- Lots ranging from 1640m<sup>2</sup> to 5900m<sup>2</sup> with flexible fit zoning
- Fully serviced lots with NBN, power, sewer and water
- Flexible settlement options

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**Lot 11/16 Lady Tyree Place Braemar NSW**

- SOUTHERN HIGHLANDS GATEWAY SITE
- LOTS RANGING FROM 1540 TO 5900sqm
- FULLY SERVICED & FLEXIBLE SETTLEMENT

**Land Size** : 5900 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/braemar/commercial/development/5864115>

A rare opportunity to invest or develop within this highly sort after and strategically positioned business park. This premium estate is zoned IN1 and can facilitate a multitude of flexible land uses.

The precinct is quickly evolving into the prime commercial corridor of the Southern Highlands. Surrounded by major retail land uses such as Bunnings Warehouse and Irelands Machinery, the estate is well positioned within the heart of this buzzing commercial precinct. Boasting direct 24hr access (north and south) to the Hume Highway, future purchasers can expect a 25-30 minute reduction in travel time to Sydney's CBD when compared to the Shire's



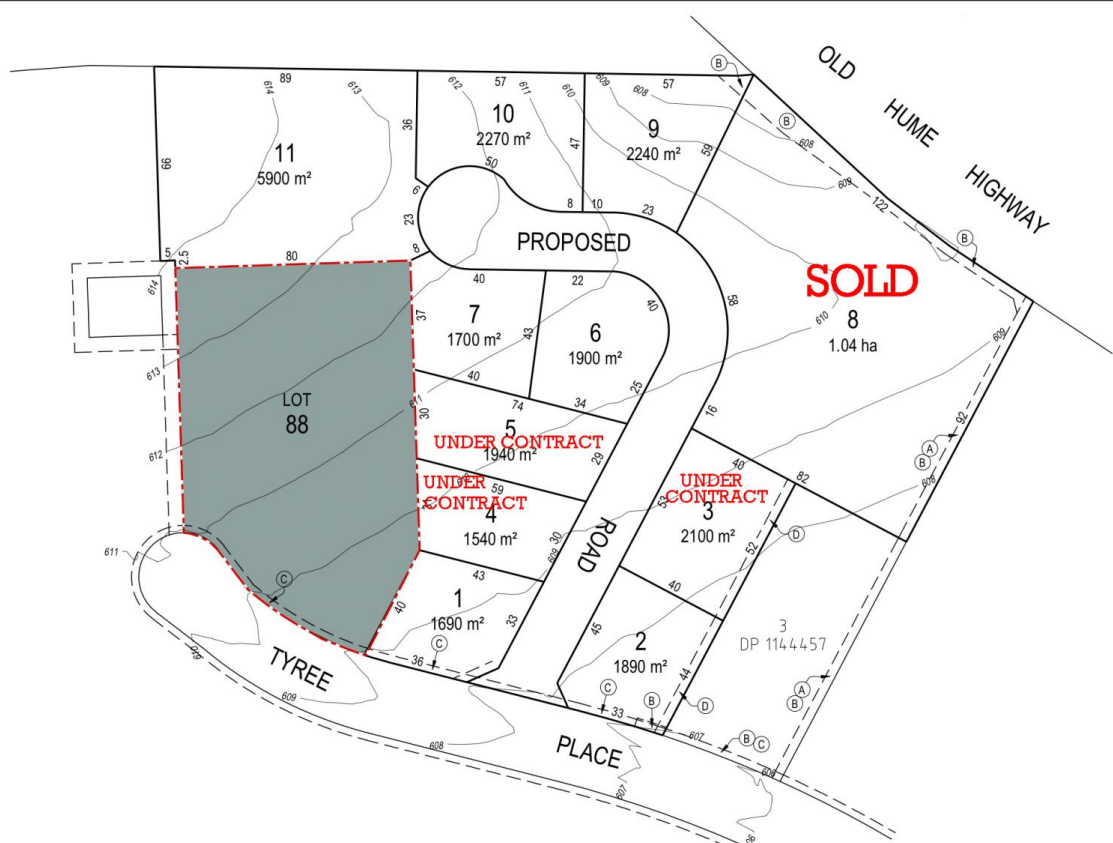
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<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.



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Tyree Business Park - Plan of Subdivision

Prepared by: Simon Pikkat

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