



## 7 West Court WARRNAMBOOL VIC

Flat allotment 1964m<sup>2</sup>  
Industrial 3 Zone  
9x18m Shed with Tea Room and WC  
Sites in this estate are highly sought after.

Section 32 available on request.

**Building Size** : 1964 sqm  
**Land Size** : 1964 sqm  
**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/commercial/industrial/8107381>



**Gary Attrill**  
03 5561 1677



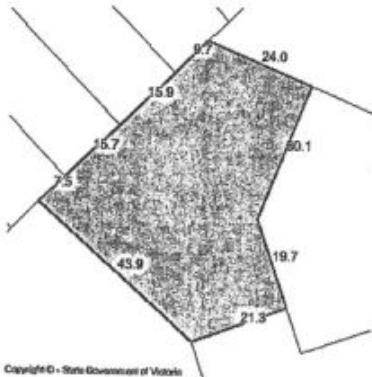
**Property Report** from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 21 September 2021 02:40 PM

**Address:** 7 WEST COURT WARRNAMBOOL 3280  
**Lot and Plan Number:** Lot 48 LP204112  
**Standard Parcel Identifier (SPI):** 48LP204112  
**Local Government (Council):** WARRNAMBOOL Council **Property Number:** 131088  
**Directory Reference:** VicRoads 514 F6

**This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.**  
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

**Site Dimensions**

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



**Area:** 2033 sq. m  
**Perimeter:** 188 m

For this property:  
— Site boundaries  
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

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**State Electorates**

**Legislative Council:** WESTERN VICTORIA  
**Legislative Assembly:** SOUTH-WEST COAST

**Utilities**

**Rural Water Corporation:** Southern Rural Water  
**Urban Water Corporation:** Wannon Water  
**Melbourne Water:** outside drainage boundary  
**Power Distributor:** POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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7-WEST-COURT-WARRNAMBOOL-DETAILED-PROPERTY-REPORT