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Prime Moama Residential Development Site

Charles L King & Co. First National is please to offer for auction Lot 2 Cobb Highway, Moama.

Offering a **16.78 ha / 41.46 acres (approx.)** Moama gateway development site, located in a prime part of Moama.

The site is positioned with over 128 metres of Cobb Highway frontage and enjoys frontage to:

Cobb Highway - 128.76 m

Lignum Road - 216 m

Kiely Road

Location/Distance:

Approx. 1km to the Moama Marketplace/Woolworths Moama and McDonalds.

900 metres to the Moama Sporting precinct.

Adjacent to Cobb Haven Retirement Complex.

Adjacent to the Moama Catholic School, currently under construction and opening in 2027.

500 metres to the new Moama & District Preschool Centre.

500 metres to Moama Anglican Grammar School.

Adjacent to the recently developed Botanic Views Estate.

Opposite recently developed The Vines Estate.

Documents

[Contract Of Sale](#)

[Title](#)

[Land Zoning Map](#)

[Zoning - Zone R1 General Residential](#)





Location

Moama/Echuca is a thriving residential and commercial centre and a popular tourist destination located on the banks of the Murray River approximately 2 ½ hours north of Melbourne's CBD with a current population of 12,817.

Located approximately 1km from the subject site is the Moama Marketplace, Woolworths and McDonalds. The subject site is also located just over a 1km from Moama's main street, Meninya Street and is positioned with frontages to the Cobb Highway, Lignum Road and Kiely Road. The Cobb Highway leads traffic directly onto the new bridge to connect Moama with Echuca's Port Precinct and the Echuca CBD.

Moama is one of NSW's fastest growing regional areas with nearby recently established residential estates including, Botanic Views, The Vines and Perricoota Parklands. This precinct is a continuation of already developed estates including the prestigious Murray Banks Estate, Winbi Park Estate, Perricoota Estate, Dungala Estate and Lakeview Estate.

The area nearby the site has evolved in recent years with the Moama Sports precinct upgraded to include a new state of the art grandstand and clubrooms at the Moama Football oval, as well as an additional three sporting ovals for cricket, soccer, little athletics and football all within under 1km of the subject site. Also included in the sports precinct is a bike velodrome, adventure play park, new botanic gardens and plenty of open spaces that have been landscaped and treed for public use. This sporting precinct and botanic gardens will continue to evolve and cater to the needs of the growing population in Moama.

Lot 2 Cobb Highway is within 500 metres* to the Moama Anglican Grammar School, the Moama & District Pre School and adjacent to the new Catholic Primary School, which is currently under construction.

SOURCED FROM: <https://bit.ly/3RdCKhj>





Meninya Street re-development, Moama

The subject site is located to the northern end of Moama and to the north of Meninya Street precinct. Meninya Street has recently received a grant from state Government to develop the main street.

Murray River Council are looking to enhance Meninya Street and recreate it into 'the Heart of Moama'. Their goals is to see a space where community and visitors can spend their time, during the day and night, all year round.

The reduction in trucks and general traffic numbers will allow the street to become more pedestrian and business-focused by providing more space for outdoor dining, retail and entertainment in Moama. Moama Echuca region already has a strong tourism economy, and this enhancement will aim to bring more visitors to Moama to increase length of stay and spending.

Construction of the Meninya Street precinct will be completed over several years in a staged approach to minimise disruption to the community and businesses in the area. Plans are currently being finalised.

SEE THE MASTERPLAN:

<https://yoursay.murrayriver.nsw.gov.au/meninya-st-moama>

The Bridge Art Project, Moama

The subject site is also located to the north of The Bridge Art Project. The plan for an arts precinct will

include building a new gallery on Meninya Street and a raised walkway from the gallery to Dhungala, the Murray River, a distance of approximately 1km through riverine forest.

The focus of the Bridge Art Project based in Moama, will be on the arts, immersed in nature, and will strongly feature First Nations art and history and untold stories from those previously silenced or unamplified.

The project will simultaneously bridge histories and pave a future while facilitating an educated reexamination of diverse perspectives. It aims to prompt new conversations that enquire into the past for direction.

The forest will be utilised for walking and bicycle paths, an arts trail, a sculpture park, active rehabilitation of previously farmed land, growing indigenous food and fibre and other entertainment including night-time events, bird and star watching, digital light shows etc. When flooding of the land occurs - perhaps twice every ten years, visitors will have privileged viewing of the flooded bushland from the walkway.

SEE THE MASTERPLAN DEVELOPED BY TERROIR AND PARTNERS AT: www.bridgeartproject.com.au

GALLERY & ARTS PRECINCT PLANS: <https://www.bridgeartproject.com.au/>

Property Overview

This is an extremely rare opportunity to secure a significant parcel of development land in a prime Moama location. Currently vacant land that enjoys three road frontages.

A development opportunity not to be missed, strategically located, supporting a major arterial.

Contact exclusive selling agents for details.

SITE AREA:

TITLE PARTICULARS:

ZONING:

SITE AREA:

TITLE PARTICULARS:

ZONING:

Allotment 16.78ha* (41.46 acres*) Lot 2 in deposited plan DP 802381 Zone R1 General Residential

Cobb Highway frontage 128.76m*

Lignum Road frontage 216m*

Depth: 803.5m

*** approx.**

Auction details

Auction Date	Saturday 17th October
Time	12.00 pm
To be auctioned at	On site
Terms	10% Deposit, Balance in 60/90 days or earlier by agreement
Inspections	Strictly by appointment with the exclusive selling agents
Contact	Gary Wood 0408 505 733 gary.wood@clk.com.au Troy O'Brien 0418 570 576 troy@clk.com.au

Disclaimer:

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