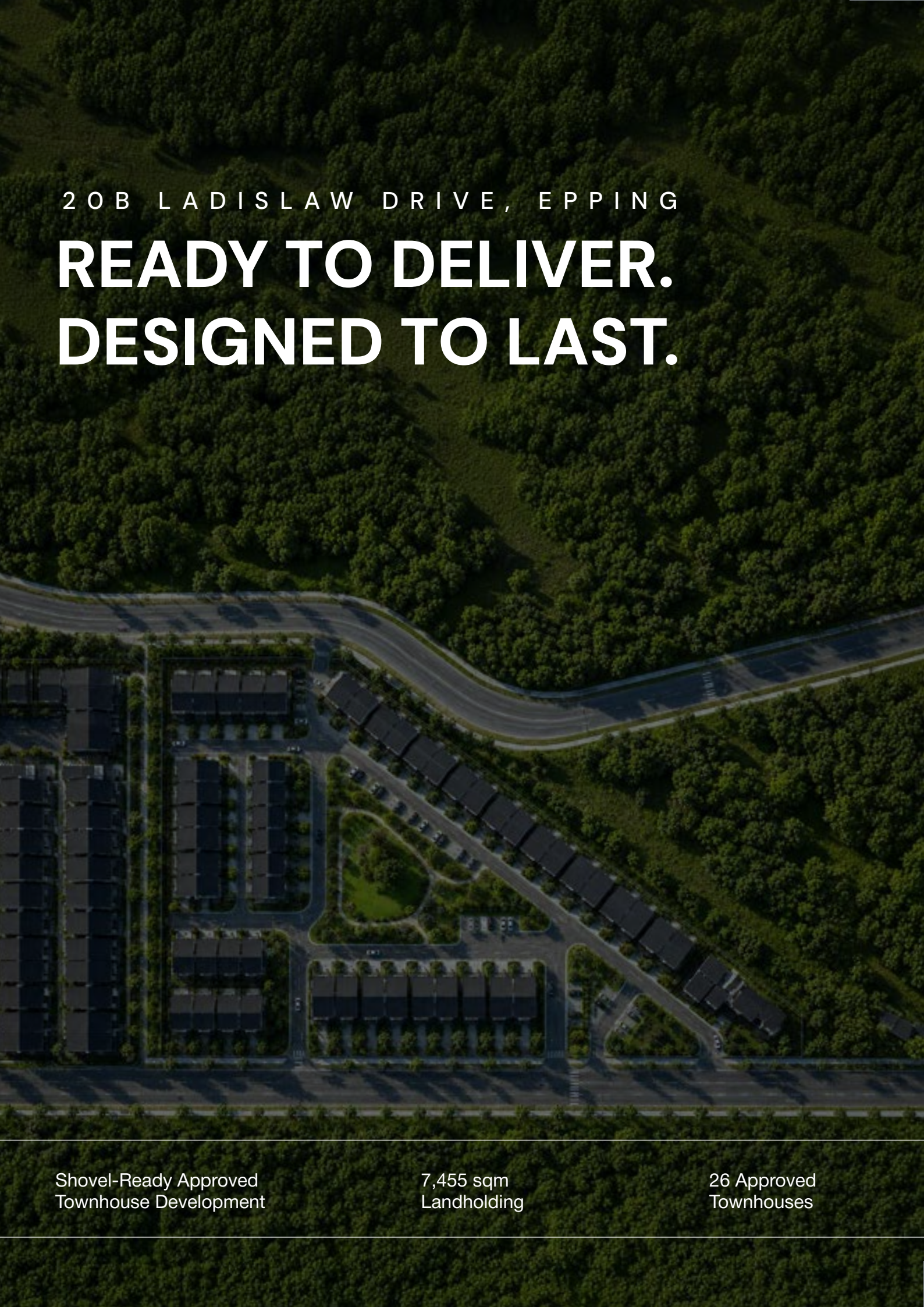




20 B LADISLAW DRIVE, EPPING

**READY TO DELIVER.
DESIGNED TO LAST.**

Shovel-Ready Approved
Townhouse Development

7,455 sqm
Landholding

26 Approved
Townhouses



CHETTAM ST

Artist impression only

The value isn't just the land.



PLANNING CERTAINTY
Approval reduces entitlement risk.



ESTABLISHED COMMUNITY
Located within the Elana Place Estate



PLANNING APPROVED
Approval already secured.



DEVELOPMENT POTENTIAL
Focus on execution.



REDUCED RISK
Greater development certainty.

**TIME SAVED TODAY
CREATES VALUE
TOMORROW.**



7,455 Sqm Permit-Approved Development Opportunity
Within Melbourne's Northern Growth Corridor





EP ELANA PLACE
EPPING

MILL PARK
LEISURE

NORTH PARK
PRIVATE HOSPITAL

20B

LADISLAW DR
EPPING

1.84 ACRES*

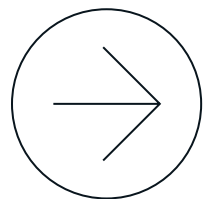
Shovel-Ready Approved
26-Dwelling Development Site

LADISLAW DR

*All landmark positions are estimates only

BigginScott
North

Planning has already solved tomorrow's challenges



A permit-approved residential community comprising 26 contemporary townhouses, thoughtfully masterplanned to balance liveability, connectivity and long-term market appeal within an established residential setting.



The advantage

Why 20B Ladislav Drive

Every successful residential project begins with the right foundation.

20B Ladislav Drive combines planning certainty, an approved townhouse scheme and an established Epping location to deliver a rare development opportunity ready for its next stage.



7,455 sqm

Premium
Development Site



26

Approved
Townhouses



57

Resident & Visitor
Car Spaces



35%

Landscaped
Garden Area



36%

Permeable
Open Space

DEVELOPMENT AT A GLANCE



Artist impression only



HARVEST HOME
PRIMARY SCHOOL



HUNGRY JACK'S
BURGERS WOLLERT



COLES
AURORA
VILLAGE



WOOLWORTHS
EPPING NORTH



HARVEST
HOME RESERVE



MCDONALD'S
WOLLERT



KFC EPPING
NORTH



AL SIRAAT
COLLEGE

20B

LADISLAW DRIVE

EPPING

MAHON RD

CHETTAM ST

IIANI ST

LADISLAW DR

*All landmark positions are estimates only

BigginScott
North

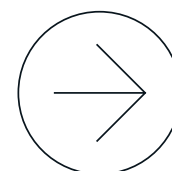
1. Growing With
Melbourne's North

2. Investment In
Transport Infrastructure

3. Healthcare
& Education

4. Strong Residential
Demand

5. Community
Infrastructure



Epping continues to evolve as one of Melbourne's strongest residential locations. Continued investment in transport, healthcare, education and community infrastructure supports sustained housing demand and reinforces the long-term value of established neighbourhoods.

Connected to everything that matters

Located within the established Elana Place Estate, the site enjoys excellent access to parks, schools, transport and everyday amenities, combining established liveability with the long-term growth of Melbourne's Northern Growth Corridor.



PARKS & RECREATION

- Harvest Home Reserve
- Greenview Court Park
- Mill Park Leisure



AMENITIES

- Coles Aurora Village
- Woolworths Epping North
- Westfield Plenty Valley
- IGA Epping
- Hungry Jack's Wollert
- McDonald's Epping
- KFC Epping North
- Sweet Spot Acai & Dessert Bar Epping
- Bunnings Mill Park
- Northpark Private Hospital



EDUCATION

- Harvest Home Primary School
- Epping Secondary School
- Al Siraat College





Artist impression only

The next chapter starts here.



For further information or to arrange
a private inspection, contact the
exclusive selling agent.



Exclusive Selling Agent
Biggin Scott North

Simran Khattrha
0431 178 435

Prem Shah
0416 085 144

BigginScott
North

Disclaimer: The information, images, maps, plans, artist impressions and materials presented in this Information Memorandum are provided for general reference purposes only. While every effort has been made to ensure accuracy, there may be unintentional errors, omissions, discrepancies or uncredited visuals and content. Actual designs, development outcomes, specifications, dimensions, planning controls, approvals and finishes may vary from those depicted or described. The Vendor and Selling Agents reserve the right to modify, update or withdraw any details, terms, conditions, plans, pricing, development information or other particulars without prior notice. Prospective purchasers are advised to undertake their own independent enquiries, obtain professional advice and satisfy themselves as to the accuracy of all information before making any purchasing or investment decision. Neither the Vendor, Selling Agents nor any associated parties accept responsibility or liability for any loss or damage arising from reliance on the information contained within this Information Memorandum.



PROJECT MARKETING BY BIGGIN SCOTT NORTH

A. 730 High St, Epping

P. (03) 8595 4400

DESIGNED BY BRANDIFIED

W. brandified.com.au

IG. [brandified_au](https://www.instagram.com/brandified_au)