



A Landmark Mixed-Use Opportunity in the Heart of a Thriving Growth Corridor!!

81A Main Street, Armstrong Creek

Contact Agent

Raine & Horne Land Victoria is proud to present an outstanding opportunity to secure a premium mixed-use site in one of Victoria’s fastest-growing regions.

Perfectly positioned within the Armstrong Creek Town Centre Precinct, this substantial 6,959m² (approx.) allotment offers exceptional development potential for commercial spaces, townhouses, and apartments (STCA). Surrounded by key infrastructure and thriving residential communities, this is a rare chance to deliver a high-impact project in a strategic and highly sought-after location.

Property Highlights

- Significant landholding of approx. 6,959m²
- Ideal for commercial, townhouse, and apartment developments (STCA)
- Located within the Armstrong Creek Town Centre PSP
- Endorsed development schemes available
- Walking distance to Armstrong Creek Shopping Centre, childcare facilities, and future train

Property ID:	L36016681
Property Type:	Land
Land Area:	6959.0 sqm

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station

- Positioned adjacent to Forest Green – The Precinct Estate
- Surrounded by established and future residential neighbourhoods
- Centrally located, just a short 15-minute (approx) drive to Torquay.
- Located in the City of Greater Geelong, part of one of Australia's fastest-growing regional corridors

This site is part of a masterplanned growth area, designed to support a connected and thriving community. Just moments away from the new Armstrong Creek multi-sport facility, the location offers access to:

- Four indoor multi-sport courts
- Civic plaza with outdoor gathering areas
- Café and community hub
- Ample car parking with EV charging stations

Since opening in 2020, the Armstrong Creek Town Centre has evolved into a vibrant retail and service hub. With the precinct expected to generate over 5,460 new jobs upon full development, this area continues to attract significant residential and commercial investment.

Whether you're an investor, developer, or builder, 81A Main Street presents a compelling opportunity to capitalise on a key site in a high-demand growth corridor. With infrastructure already in place, endorsed development potential, and a central location within Armstrong Creek, this is a site with limitless vision and long-term value.

For more information, please contact:

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DISCLAIMER: All stated dimensions are approximate. This information is provided as a general guide only and does not constitute any representation by the vendor or agent. Prospective purchasers should refer to the Victorian Government's Due Diligence Checklist: consumer.uic.gov.au/duediligencechecklist