

# WOLLERTXCONNECT

By XWISEGROUP

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30-60 Boundary Road,  
Wollert 3750

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# The north's most connected address for business.

WOLLERT XCONNECT promises to be the most progressive business park in Melbourne's inner north.

WOLLERT XCONNECT is a masterplanned commercial and industrial business park designed for businesses that need a permanent base in Melbourne's Northern Growth Corridor.

Located at 30-60 Boundary Road, Wollert, it is 600 metres from the future Outer Metropolitan Ring Road/E6 entrance, 7 kilometres from the Epping CBD, and approximately 17 kilometres from Melbourne Airport.

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## Q3 2027 Titles

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### Convenience & Connections



**17KM**

from the Melbourne Airport



**25KM**

from the Melbourne CBD



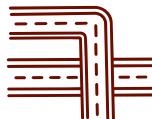
**1KM**

from future Wollert town centre



**7KM**

from the Epping CBD



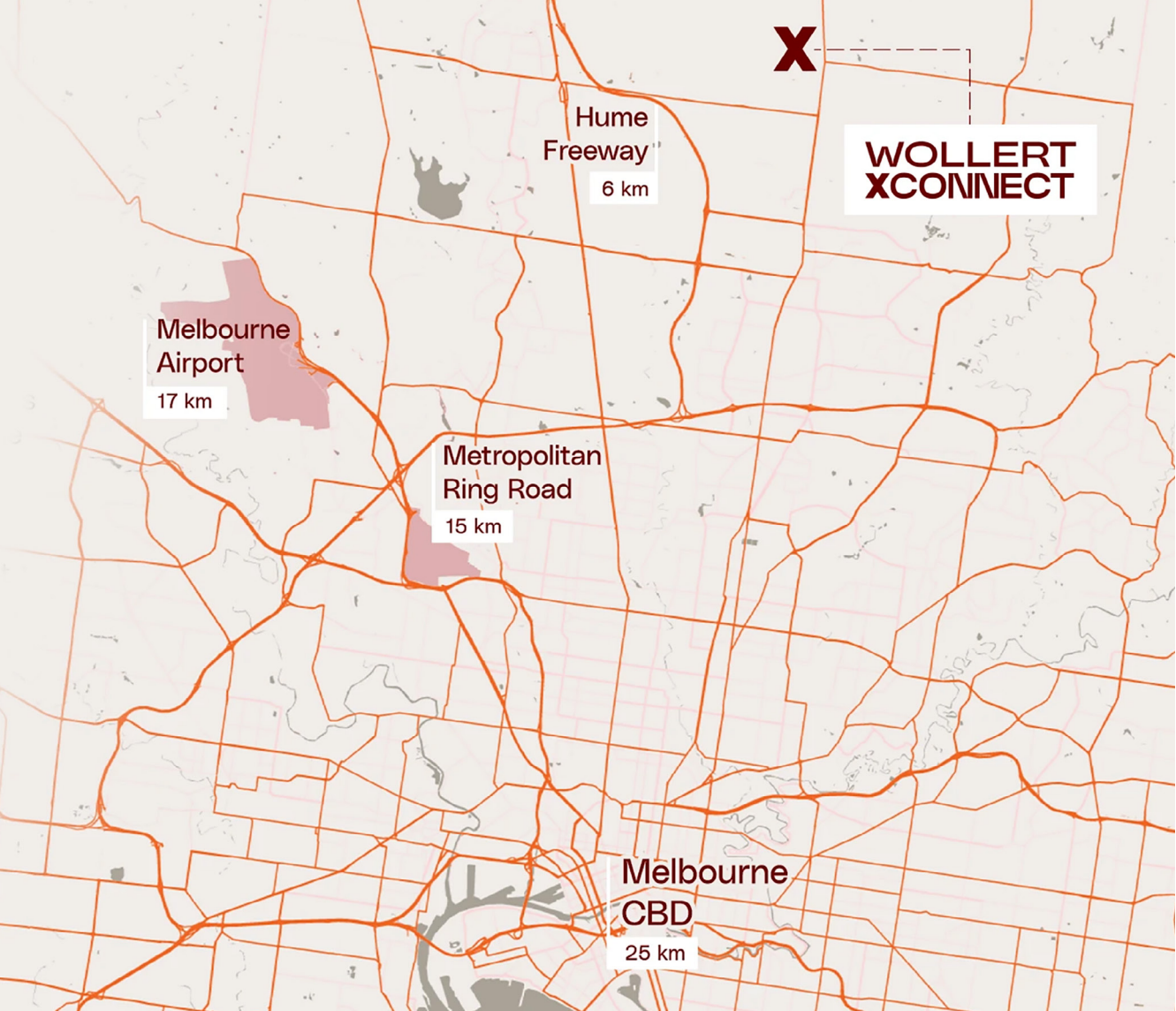
**6KM**

from the Hume Freeway Entrance



**600M**

from the future Outer Metropolitan Ring/E6 Entrance



## Strategic Connectivity

Positioned in the heart of the Northern Growth Corridor, WOLLERT XCONNECT provides immediate access to the infrastructure that drives Melbourne's growth.

### **LOGISTICS LINK**

Minutes from the Hume Freeway and Craigieburn Bypass, ensuring seamless connections to Melbourne Airport, the CBD, and interstate trade routes.

### **ECONOMIC HUB**

Situated near the Epping employment precinct and the Melbourne Wholesale Fruit and Vegetable Market.

### **LOCAL WORKFORCE**

Leveraging the booming residential catchments of Wollert and Epping, providing a deep pool of local talent right on your doorstep.

# WOLLERT XCONNECT

## Amenities and Surrounds



## Development Ready

Every lot at WOLLERT XCONNECT is development-ready from settlement. No delays waiting on infrastructure. The groundwork is done.

### POWER

Access To  
22kV High Voltage

### ROAD

Fully-Integrated  
Truck Road Network

### NBN

High-Capacity  
Telecommunications

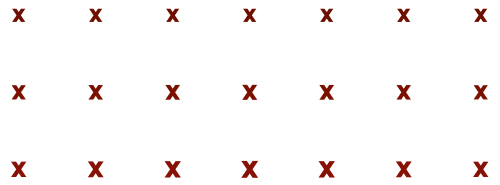
### WATER

Water Up To Max 60l/s\*

\*Subject to Yarra Valley Water requirements.

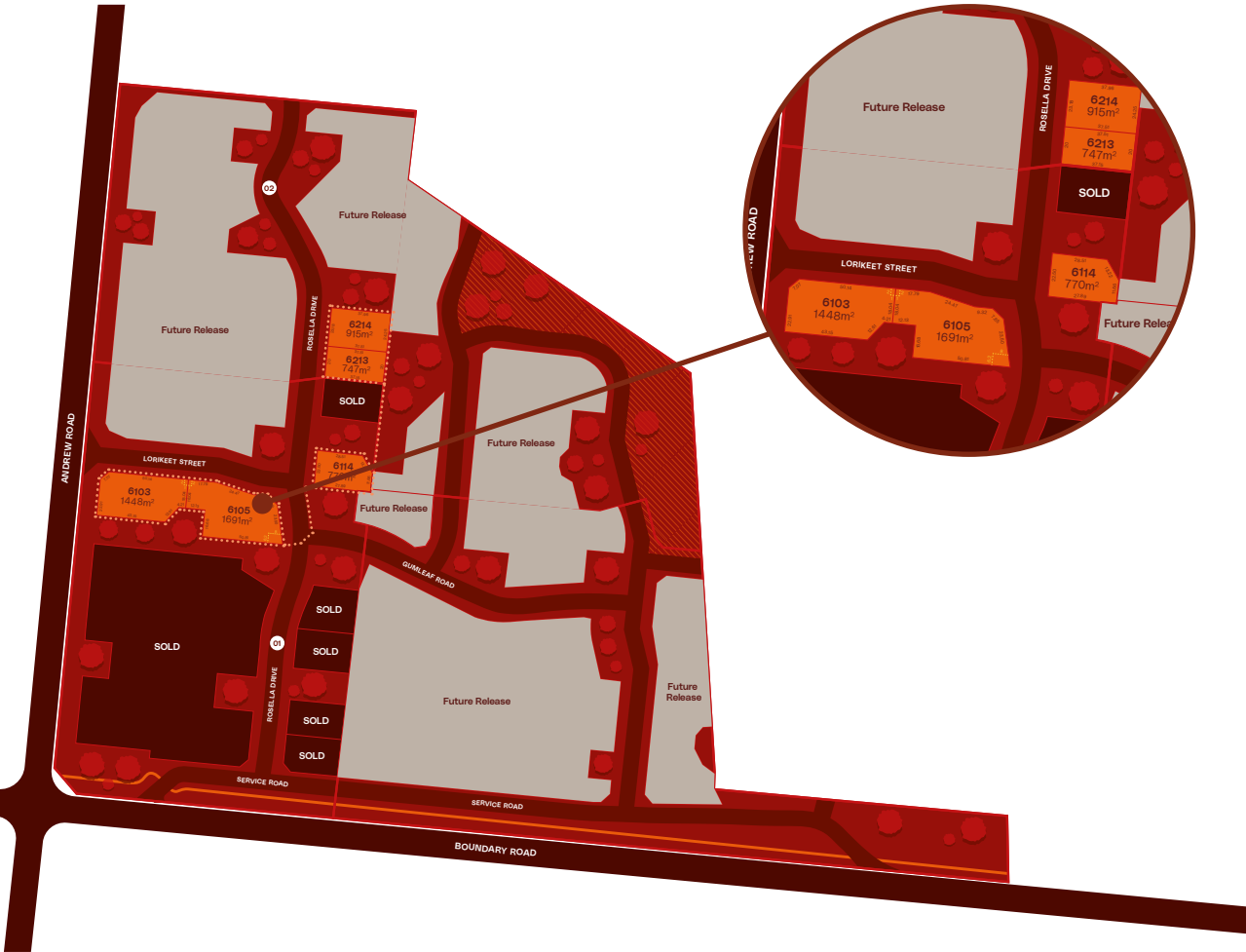


# Limited Lot Release



## MASTERPLAN






## AVAILABILITY



### Lot Specifications

Lot 6103	1,448m <sup>2</sup>	22.91 x 50.14m
Lot 6105	1,691m <sup>2</sup>	23.50 x 51.58m
Lot 6114	770m <sup>2</sup>	22.50 x 27.89m
Lot 6213	747m <sup>2</sup>	20 x 37.15m
Lot 6214	915m <sup>2</sup>	23.18 x 37.96m

### LEGEND

-  Trees
-  Local conservation Reserve
-  Shared Pathway
-  Water Easement
-  Electrical Easement



# Designed for every industry

WOLLERT XCONNECT is positioned to serve the full breadth of Melbourne's industrial economy. The precinct's location, road network, and service infrastructure make it a natural fit for businesses that depend on speed, access, and operational reliability.

Whether you run a warehouse, manage freight, operate a food production facility, or need a permanent base for manufacturing or wholesale distribution, WOLLERT XCONNECT delivers the access, zoning, and infrastructure to support your operation long-term.

Stop leasing someone else's asset. Secure the land. Control your costs. Own your future.

E-Commerce | Transport & Freight | Wholesale | Warehousing  
Food & Production | Manufacturing | Office





[xwisegroup.com.au](http://xwisegroup.com.au)

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# LANDXWISE

An XWISE GROUP Company

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# SCOPE



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