



212 Guys Hill Rd, Strathfieldsaye



Pioneer Rise Estate - Strathfieldsaye's newly released sub-division

- Outstanding building blocks available ranging in size from 609m² to 832m²
- Strathfieldsaye's newly released sub-division offers all services and has a lovely rural outlook
- Level 1 filled areas - filling if any is compacted to achieve a similar or better density than natural ground, so no significant cost to build on the level 1 filled areas
- Pioneer Rise Estate is serviced by underground electricity, natural gas, town water, NBN ready, planning permits to build are also in place for each dwelling. All you require is your building permit
- Bushfire Attack Levels (BAL ratings) Lots 8-13, 20-32, 35-41- BAL 12.5. Lots 33 & 34 - BAL 29. All other lots are not in a BMO so Bal ratings are likely to be minima
- Growing suburb of Strathfieldsaye, fabulous community with all amenities
- Location is on the corner of Ryalls Lane and Guys Hill Road, Strathfieldsaye
- Demand will be significant so call Gavin to secure a block of choice.
- Lot 26 is a 760m² available at \$205,000

This fabulous new sub-division only just now released offers families an opportunity to buy a lovely block in the fast growing suburb of Strathfieldsaye. A great family community where people enjoy living and take advantage all that Strathfieldsaye has to offer as well as being only minutes to the Bendigo CBD.

Price	\$163,000 to \$205,000
Property Type	residential
Property ID	471
Land Area	800 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

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