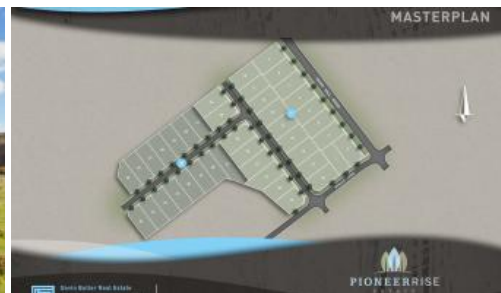


SOLD



33 Melia Street, Strathfieldsaye



Pioneer Rise Estate - Strathfieldsaye's newly released final Stage 2 (15 Lots)

- Outstanding building block of 703m² in great location
- Stage 2 (Final) only 15 blocks available. Stage 1 sold out very quickly.
- 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
- 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.

703 m²

Price	SOLD for
	\$196,500
Property Type	Residential
Property ID	498
Land Area	703 m ²
Agent Details	
Gavin Butler - 0427 887 766	
Office Details	
Eaglehawk	
42 Goldsmiths Road	
Eaglehawk, VIC, 3556	
Australia	
03 5448 3322	



**GAVIN
BUTLER**
REAL ESTATE

- BAL rating is 12.5 for Lots 27, 28, 29, 30, 31, 32, and 35 to 41. Lots 33 and 34 are a BAL rating 29.
- Information booklet on www.pioneerrise.com.au

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.

Note: The Status report online shows blocks as available. You need to call Gavin on 0427 887 766 to ask which blocks remain available.

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