

SOLD



92 - 94 Chum Street, Golden Square



## Outstanding investment/development opportunity in central locale - One of Bendigo's best!

- Absolutely outstanding investment opportunity in central Bendigo
- Ideal property for social housing development
- Alternatively retain the home that is easily converted into three units and expand the site with additional units - superb investor development opportunity!
- One of Bendigo's best inner city development opportunities
- Planning in Bendigo by COGB is moving towards high density residential development in the longer term making this property perfect for the investor.
- You simply will not find a 2,275m2 allotment for development almost anywhere in the COGB
- Perfect for the astute investor wanting to undertake a development in Bendigo
- Yes approximately 2,275m2 (half acre plus) zoned general residential
- Close to the medical precinct presenting the perfect opportunity for a medical practice/allied health development
- Ideal site for a unit development and to modernise the existing home and onsell
- Existing home is offering 6 bedrooms and three bathrooms
- A very rare opportunity to secure a fabulous block in a tremendous locale
- Explore the options for sub-division - ideal for a number of pursuits e.g. townhouse, medical, unit site development etc
- Existing home and unit offer potential for an excellent yield and capital growth
- Close to St John of God Hospital, new Hospital, health services, Fortuna, CBD, Aged care facilities and all amenities
- Perfect property for the tradie wanting a home with extensive land and shedding
- Existing home has six brms, three bathrooms, kitchen/meals, lounge, family room, storage room etc and is certainly liveable and rentable
- Call Gavin on 0427 88 77 66 to discuss some great options for this property

6 3 4 2,275 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	578
<b>Land Area</b>	2,275 m2
<b>Floor Area</b>	170 m2

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

Eaglehawk  
42 Goldsmiths Road Eaglehawk, VIC,  
3556 Australia  
03 5448 3322



This magnificent property presents a very rare opportunity to secure a residential development property that could be developed for a multitude of purposes. The property is approximately half an acre acre zoned general residential and is in a great locale. It is a property certainly worth considering in a market that remains affordable and below the heights it will achieve over the next three years.

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