

Inner City block ideal for development - A hop step and jump to the Hospital and CBD.

- Opportunity presents: This property presents a great opportunity for the astute investor or medical practitioner to secure a property almost on the doorstep of the new Hospital. It is being overlooked because of the need to retain the existing home on the property. If a two lot sub-division was undertaken and the existing home sliced off on minimal land and onsold the remaining land could be utilised for a new medical/allied health/dental clinic. For those that think outside the square this is a great opportunity
- Strategy:- Undertake a two lot sub-division, the existing home/structure retained on a small parcel of land and on sold as is at an estimated \$225,000 to \$250,000. This strategy makes the second block clear for development at a very affordable purchase price.
- Ideal inner city development site of 985m2 zoned General residential
- Perfect location for a childcare centre subject to Council approvals
- Situated almost on the doorstep of the Hospital and only minutes to the Bendigo CBD
- Perfect site in Bendigo for allied health, dental, medical disciplines or residential development
- The property does have a period renovator requiring a complete refit to make the home liveable. The home is nicely situated on the block to allow for further development of the remainder of site
- Perfect opportunity to renovate the existing home and develop the site to take advantage of the hot property market in this very central blue chip locale
- The block size is 985m2 and is certainly a blue chip locale as blue chip as it can get!
- All services are available to the titled block of 985m2 which is ready to build on and is zoned General residential. A very affordable block of land in this high

🛏 1 🔊 1 🗔 985 m2

Price	SOLD
Property Type	Residential
Property ID	777
Land Area	985 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

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



growth area of Bendigo that presents a good opportunity to consider a multi site development

- Extremely high profile location close to the CBD (2.0 km walk to Central Bendigo), train station and all amenities. Only a one hundred metre walk to the new Hospital. Walk to Lake Weeroona, Rosalind Park, Train station and Arts precinct
- This is one of Bendigo's best locations without question for inner city living or for allied health/medical business premises
- An excellent opportunity to enter the property market or grow your investment port folio

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.