



12 Ham St, Kangaroo Flat



Significant development opportunity of 1.7 acres

- **Significant development opportunity in a prime location only minutes to the Kangaroo Flat CBD**
- A fabulous allotment of 6,800m² with a planning permit (DS/817/2022) for a two lot sub-division and removal of two easements. Under the LDRZ zoning you can actually sub-divide down to 2,000m² allotments and STCA the permit could potentially be amended to achieve three lots
- The home can easily be retained, it is quite a large and solid home ideal for the family or a rental investment whilst undertaking the proposed sub-division
- For some it is not all about sub-division, this is a fantastic parcel of land with a great home for any family wanting space close to all amenities
- The property has a large four bedroom family home in good condition which is retained on Lot 1 if the sub-division was undertaken
- The home offers four bedrooms, two spacious living areas and a large kitchen/dining area
- For families this is a lovely home on a very large block of 6,800m² and is perfect for those needing plenty of space, a very nice home and three large sheds. So sub-division does not need to be your priority, simply enjoy what this property has to offer
- The property has all services i.e. town water, natural gas, sewer and power
- There are three large steel sheds on the property, two with concrete floors and power. Sheds 1 is 10.5m x 6.0m and sheds 2 & 3 are 6.5 x 5.5m
- Only minutes to the Kangaroo Flat CBD, train station, supermarket, shops and public transport. On the Melbourne side of Bendigo and only 1.5 hours to the Melbourne airport

4 bedrooms, 1 bathroom, 5 car spaces, 6,800 m²

Price	\$695,000 to \$750,000
Property Type	Residential
Property ID	869
Land Area	6,800 m ²
Floor Area	153 m ²

Agent Details

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Office Details

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