

SOLD

## 17 - 21 Cross St, Kangaroo Flat



### Are you sick of city living and craving the country lifestyle?

This beautiful large country block of 2289m<sup>2</sup> has elevated views and is located less than five minutes to the Bendigo CBD and a short walk to the local train station. A very picturesque block it is ideal for building your new family home with plenty of space for the children to run and play. Or perhaps some chickens, pets or home grown vegetables. The block has a cleared area ideal for building whilst retaining some of the natural vegetation to retain that picturesque rural look. Part of the block includes natural vegetation and beautiful wattles.

In terms of services all are available to this block with low density residential zoning which Council allow to be built on. Securing a half acre allotment in this area is indeed a rare opportunity.

Close to all amenities, the Kangaroo Flat Railway station is within walking distance (250 metres) and the regular trains to Melbourne take approximately 90 minutes. Nearby is a great primary school (600 metres) and a large shopping centre to meet all a families needs.

In summary this outstanding block offers the following and more:-

- \*Fabulous corner building block of 2289m<sup>2</sup> close to all amenities
- \*Beautiful elevated site with rural setting and walk to train station and shops
- \*Nicely treed but cleared area for nice building site saving \$\$\$
- \*A very rare find in such close proximity to all amenities
- \*Zoned low density residential and all services available
- \*Perfect for building your new home with large shed/workshop
- \*Kangaroo Flat is only a five minute drive to Bendigo CBD\*Close to schools, shops, supermarkets, shopping centres
- \*Only 250 metres to the Kangaroo Flat railway station - express train journey to Melbourne is 90 minutes
- \*Only 600 metres to a great primary school and 2km to a major shopping centre

 2,289 m<sup>2</sup>

<b>Price</b>	SOLD for \$195,000
<b>Property Type</b>	Residential
<b>Property ID</b>	529
<b>Land Area</b>	2,289 m <sup>2</sup>

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

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



- \*Lovely Wattles and natural vegetation surround the building area
- \*Ideal for the tradie wanting to build a home and large workshop
- \*All services are close by or available for this low density residential block
- \*Plans for 4 bedroom home and engineering available (BAL 12.5)

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