



26 McPhee Street, HAMILTON, VIC 3300

Land Opportunity – Large Block with Shed, Ideal for Redevelopment

Here is your opportunity to secure this substantial residential parcel which presents a significant opportunity for renovators, builders or developers. Situated on a deep approx. 1,350 â## 1,354 sqm allotment, the property provides generous space in a well-established Hamilton pocket, offering versatile potential subject to planning approval.

On the block sits an existing weatherboard dwelling originally offering three bedrooms and one bathroom. The residence is currently uninhabitable and will require removal, demolition or full renovation, allowing future owners to plan a new build, investment project, or subdivision (STCA).

A standout feature of this site is the large 9.5 x 9m shed with attached 6 x 9m carport, ideal for trades, hobbyists or as part of a future build project. The expansive landholding sets this property apart, delivering options that are hard to find so close to town.

With its generous frontage and depth, prospects include creating a bespoke family home with room for garaging, workshop space and outdoor living, or exploring potential subdivision opportunities STCA. This block represents a blank canvas in Hamilton's varied property landscape.

Properties with this scale of land in well-located residential areas of Hamilton are increasingly in demand, making this a promising acquisition for legacy ownership or

TYPE: For Sale

INTERNET ID: 300P191789

SALE DETAILS

\$230,000-\$250,000

CONTACT DETAILS

Hamilton
89 Gray Street
Hamilton, VIC
03 5551 6600

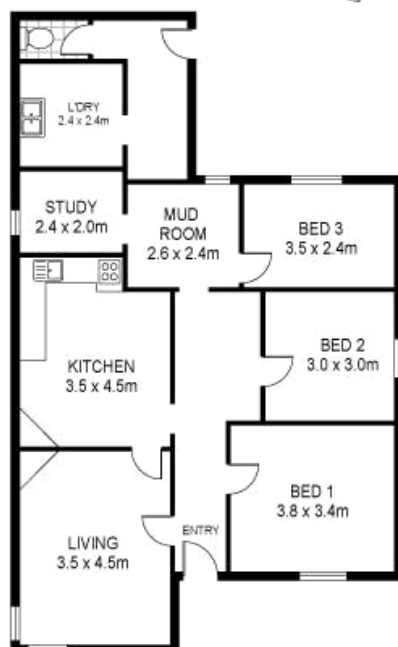
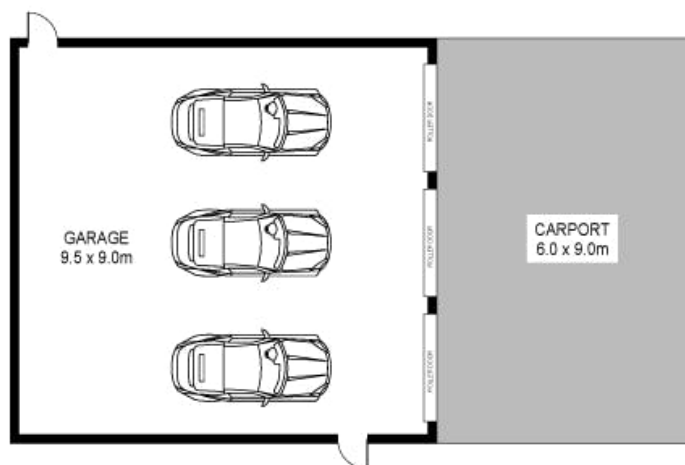
Rosi Egerton
0408 199 794

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

future development.

- Land Area 1,341.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage
- 3 car carport





Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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