



8 Cherry Tree Lane, BIG HILL, VIC 3555

BIG BLOCK IN A GREAT LOCATION!

2,397.00 square metres,

If you've been looking for a nice big block to build a new home, where you have plenty of yard space for shedding and other infrastructure, and a nice buffer from neighbours, or if you'd like some land that's close by, to keep a horse or some other livestock, then this property, just 2 minutes from Harvey Norman, in Big Hill, Bendigo's gateway suburb to Melbourne, may be just what you have been waiting for.

At almost 2,400sqm this lot is well and truly over half an acre. Being zoned Low Density Residential with all services available, it is prime property for building on subject to council approval as per the normal process. It does have some overlays, though they can easily be accommodated, and an astute purchaser will appreciate what good value this land is, particularly given its size and location.

The owners have run a few sheep here in the past and having been Chinese Market Gardens once upon a time, the ground is productive with beautiful fertile soil, perfect for grazing or to support a verdant garden around your new home.

TYPE: For Sale

INTERNET ID: 84P2933

SALE DETAILS

\$299,000 - \$325,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Ruth Heard
0479 059 099

The location is enviable being just beyond the end of Bendigo's suburbia as you head off to Melbourne, and only 1 minute from the nearest primary school, 4 minutes from Lansell Square Shopping Centre where you can find everything from a post office, optometrist and audiologist, to a gym, laundromat, a great variety of eateries and specialty stores, as well as a KMart, Bunnings and two supermarkets.

It's just a few more minutes to Kangaroo Flat's shops, sporting grounds, schools, RSL/Sports Club and the Gurri Wanyarra Wellbeing Centre (Indoor pool complex). Further to this it takes under 10 minutes from there to Bendigo proper with its rich cultural and historic attractions, beautiful arts precinct and profusion of shops and amenities.

Consider yourself invited to inspect the property at your convenience, you can rest assured that the neighbours in this cul-de-sac are good people who will make you welcome.

Please feel free to contact the friendly agent if you would like to know more, she would love to help you. Ruth Heard - 0479 059 099

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 2,397.00 square metres



