



350 Station Street, EPSOM, VIC 3551

Industrial 3 Zone in Growth Area, 1.38 Ha / 3.41 Ac

This very versatile property would suit a wide range of potential uses (STCA). It is positioned in an exciting growth area, less than 500m from the Midland Highway right on the boundary of Epsom and Huntly.

The property is adjacent to the site of the new second Victory Christian College Campus which will open to select year levels in 2026. The opening of this second campus for the popular College, as well as the 2027 opening of a new Catholic Primary School St. Thomas Aquinas nearby, is further evidence that this is an exciting growth area of Greater Bendigo.

Measuring 1.38 Ha / 3.41 Ac / 13,800 sqm, it has a 131m frontage to Station Street. It offers a one bedroom attractive brick and field stone cottage, as well as a 26m x 9m shed. The shed offers a concrete floor, LED lighting and 3 phase power. There are three existing driveways to the site offering flexibility for ingress and egress to Station Street. There is the opportunity to subdivide subject to council approval.

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

TYPE: For Sale

INTERNET ID: 84P2974

SALE DETAILS

\$2,075,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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- Land Area 3.41 acres
- Commercial Type:
- Building Area: 234.00 square metres

