



587-591 Midland Highway, HUNTLY, VIC 3551

Prime 3,611.5sqm Development Site – Explore the Possible Uses

Elders Expression of Interest Closes Wednesday 15 April, 2pm (unless sold prior)

Indicative Sale Price \$1.1 - \$1.2M

These three individual titles front the Midland Highway and if purchased together, they form a unique development site on the corner of the Highway and Pasley Street.

Located opposite the Huntly Pub and adjacent to the Huntly Public Gardens, the appeal of this location is immediately evident.

The site is zoned General Residential and would therefore suit a variety of residential developments (STCA). It also adjoins the Commercial 1 Zone and has main highway frontage to a principal road network (TRZ2).

This opens the site to the various commercial development possibilities that are permitted in the residential zoning (STCA) including:

TYPE: For Sale

INTERNET ID: 84P3007

SALE DETAILS

**Elders EOI Closes Wed
15 April - ISP \$1.1 -
\$1.2M**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

- medical centre
- commercial accommodation
- childcare centre
- retail outlets
- education
- religious gathering place
- home based business
- community centre
- car park
- car wash
- plant nursery
- storage facility
- convenience shop
- restaurant
- service station etc.

The site boasts excellent exposure to passing traffic to attract customers. Mains power, sewerage, and telephone are all located close to the boundaries.

The existing three bedroom 1950's brick home would require major renovations if it were to be retained.

Huntly continues to thrive as one of Bendigo's most popular growth areas, just 15 minutes from the CBD. The growth of the suburb can be seen in the opening of the new Victory Christian College campus in nearby Epsom, as well as the upcoming St Thomas Aquinas Catholic Primary School in Huntly (opening in 2027). The community also offers great sporting facilities, public transport, IGA supermarket, pub, post office, caf   and bakery.

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

- Land Area 3,611.50 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport





587 Midland Highway,

Bedroom: 11.2m²
Living: 16.7m²
Garage: 24.2m²
Kitchen: 12.1m²
Scale in meters, indicative only. Measurements are approximate. All information contained hereby is gathered from sources not subject to warranty.