



## 16-20 Williams Road, MYERS FLAT, VIC 3556

Two Blocks with Town Water – Buy One or Both

**3.89 hectares, 9.60 acres**

Elders Easy Sale Closes Wednesday 20 May, 2pm (unless sold prior)

Indicative Sale Price \$170,000 Each

Secure one or both of these adjoining lifestyle blocks in a peaceful pocket of Myers Flat. Available individually, or as a combined 9.6 acres / 3.9 hectares, each lot is zoned Farming, with purchasers invited to make a submission subject to a planning permit for a dwelling.

The properties boast natural beauty, peace and calm. There is a sense of being a great distance from town, yet you're surprisingly close to Bendigo's amenities. Lot 1 offers 4.2 acres / 1.7 hectares, and includes a substantial

**TYPE:** For Sale

**INTERNET ID:** 84P3020

**SALE DETAILS**

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20 May - ISP \$170,000  
Each**

**CONTACT DETAILS**

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Patrick Skahill**  
0401 722 581

dam, plus a 1 megalitre water entitlement. Lot 2 provides 5.4 acres / 2.2 hectares, giving you flexibility to choose the land size that best suits your plans.

With generous proportions, the land allows for a beautifully designed lifestyle residence (STCA) with all the extras - expansive gardens, shedding, a pool, outdoor entertaining zones, and ample space for caravans, boats or trailers.

So near to residential Bendigo, this location also lends itself to weeknight and weekend recreation or hobby pursuits - keep a pony, establish shedding for storage and personal projects, or explore business ideas such as a plant nursery or market garden (STCA). The presence of town water adds further appeal for those with vision and business savvy.

This is an established low-density area of Myers Flat, with excellent access to schools, including Marist College Bendigo. You're just 3 minutes from Eaglehawk's main street, 5 minutes to Maiden Gully services, and only 10 minutes from central Bendigo.

A peaceful semi-rural setting with outstanding convenience - these blocks offer lifestyle, flexibility, and great potential.

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

- Land Area 9.6000 acres

