



8 Roanoak Court, EAST BENDIGO, VIC 3550

1,480 Sqm Industrial 3 Zoning. Relocate or Launch Your Business Here. A Strategic Base for Profile & Access

Elders Expression of Interest Closes Wednesday 3 June, 2pm (unless sold prior)
Indicative Sale Price \$890,000 - \$940,000

Ideally positioned in the thick of the action in East Bendigo, this property sits within a highly sought-after industrial estate. It offers excellent connectivity to the main arterial roads of Mclvor Highway and Strickland Road via Beischer Street. Surrounded by successful operators, it offers a strategic base for businesses seeking profile, access and efficiency.

The site features a 26m frontage to the cul de sac, with separate entrance and exit sliding gates providing smooth bitumen road ingress and egress. Secure perimeter fencing, hardstand yard, an open concrete bay, 3 phase power and provision for truck washing further enhance functionality.

Configured for easy truck and vehicle flow, the layout allows drive in, drive around and drive out movement around the centrally positioned shed. A gated rear access point connects to McGoldrick Court and Crook Street, adding another layer of convenience.

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.

TYPE: For Sale

INTERNET ID: 84P3029

SALE DETAILS

**Elders EOI Closes Wed
3 June - ISP \$890k -
\$940k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
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The shed measures 23m x 9m, offering an open span with a 5.6m roof height, plus a 3m x 5.5m manager's office, and a bathroom. The rear sliding access door provides a 5m clearance, ideal for larger vehicles.

Areas of the site offer scope for additional parking, storage containers or further improvements. Owner occupiers may also choose to utilise part of the property and lease out surplus space for supplementary income.

Offered with vacant possession, the property is ready for immediate occupation or can be placed on the rental market without delay.

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

- Land Area 1,480.00 square metre
- Commercial Type:
- Building Area: 207.00 square metres



8 Roanok Court,

Scale 1:1000
Elders is a service, indicative only. Dimensions are approximate. All information on this page is gathered from various sources and is not to be relied upon.