



916 Wellington Street, STRATHFIELDSAYE, VIC 3551

2,034sqm Strategic Site in Mixed Use Zone, Awaiting Your Commercial and/or Residential Development

Elders Expression of Interest Closes Wednesday 1 July, 2pm (unless sold prior)
Indicative Sale Price \$800,000 - \$880,000

Strathfieldsaye continues to cement its reputation as one of Bendigo's most desirable and fast growing suburbs. A strong sense of community, ongoing residential construction and significant infrastructure investments all point to a township on the rise. With forecast population growth of 10,000 additional residents by 2046, the area is poised for major transformation.

The proposed addition of a second supermarket and four speciality retailers will further elevate the suburb's amenity and commercial appeal. The development is proposed alongside the existing IGA, shopping, and Town Centre gathering and event space.

Positioned opposite this hive of activity is 916 Wellington Street. An approved planning permit allowing for a "5 lot subdivision, construction of four dwellings, removal of native vegetation and alteration of access to a Transport 2 road" has expired.

TYPE: For Sale

INTERNET ID: 84P3048

SALE DETAILS

EOI Closes Wed 1 July
- ISP \$800k - \$880k

CONTACT DETAILS

Elders Real Estate
Bendigo

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BENDIGO, VIC
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A copy of the expired permit and associated plans are available on request. They illustrate the versatility of the site (subject to new council approval), including the option for the demolition of the existing built improvements to clear the way for a purpose-built commercial premises with provision for 9 parking spaces. There are also plans that retain the existing 1980's brick veneer residence for a renovation and updates to the facade, for either a commercial use or residential home.

The commercial premises next door provides a compelling visual cue for what 916 Wellington Street could become - a modern, high visibility frontage with strong access, attractive architecture, quality landscaping and prominent and professional signage. Meanwhile, the four proposed dwellings at the rear would offer highly sought after living options for both owner occupiers and investors.

This is a rare chance to secure a strategic site in the heart of Strathfieldsaye's growth corridor, positioned to benefit from the suburb's next phase of expansion.

Please note - the Mixed Use zoning is open to an exciting and wide range of diverse opportunities and potential uses including:

- General residential development
- Allied health or medical facilities
- Automotive retail or complementary business
- Self-storage facility or warehousing
- Purpose built secure facility
- Retail/fast food
- Childcare/ early childhood education / swim school

*Most proposed uses will require a planning permit.

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

- Land Area 2,034.00 square metres
- Bedrooms: 3
- Bathrooms: 1



