



42 Railway Avenue, BUNYIP, VIC 3815

Invest, Live or Develop - The Choice Is Yours!

Proudly presented by Elders Real Estate, 42 Railway Avenue, Bunyip offers an exceptional opportunity for developers, investors, or buyers seeking a large landholding with strong future potential in a growing township.

Situated within the General Residential Zone, this property provides excellent scope for future multi-unit development (Subject to Council Approval). With the potential to build up to 4 units, this site presents a fantastic opportunity for developers or land bankers looking to secure a strategic position in the expanding Bunyip market.

Development Potential:

Located in General Residential Zone

Potential for up to 4 units (STCA)

Ideal site for developers or investors

TYPE: For Sale

INTERNET ID: LNP3745

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

Bunyip
1, 1-3 Main Street
Bunyip, VIC
03 5629 5329

Vikk Sohal
0424151001

Opportunity to buy now and develop later

Existing Home:

The property currently features a well-maintained three-bedroom home with ensuite, offering comfortable living or rental income while planning future development.

Property Features:

Two large garages

Garden shed for additional storage

5kW solar system

Three Coonara wood heaters for winter comfort

Two split-system air conditioners

Downlights throughout the home

Indoor & Outdoor Living:

The home also includes a spacious entertainment and bar area with its own Coonara heater, creating a great space for entertaining family and friends.

Ideal for Multiple Buyers:

This property offers flexibility for:

Developers seeking their next project

Investors looking to landbank in a growing area

Owner-occupiers wanting a large block with future potential

Secure this rare opportunity in Bunyip's growing township and unlock the development potential this property has to offer.

For more information or to secure your lot, contact:

Vikk Sohal - 0424 151 001

Ray Cullen - 0429 977 313

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to

complete your due diligence.

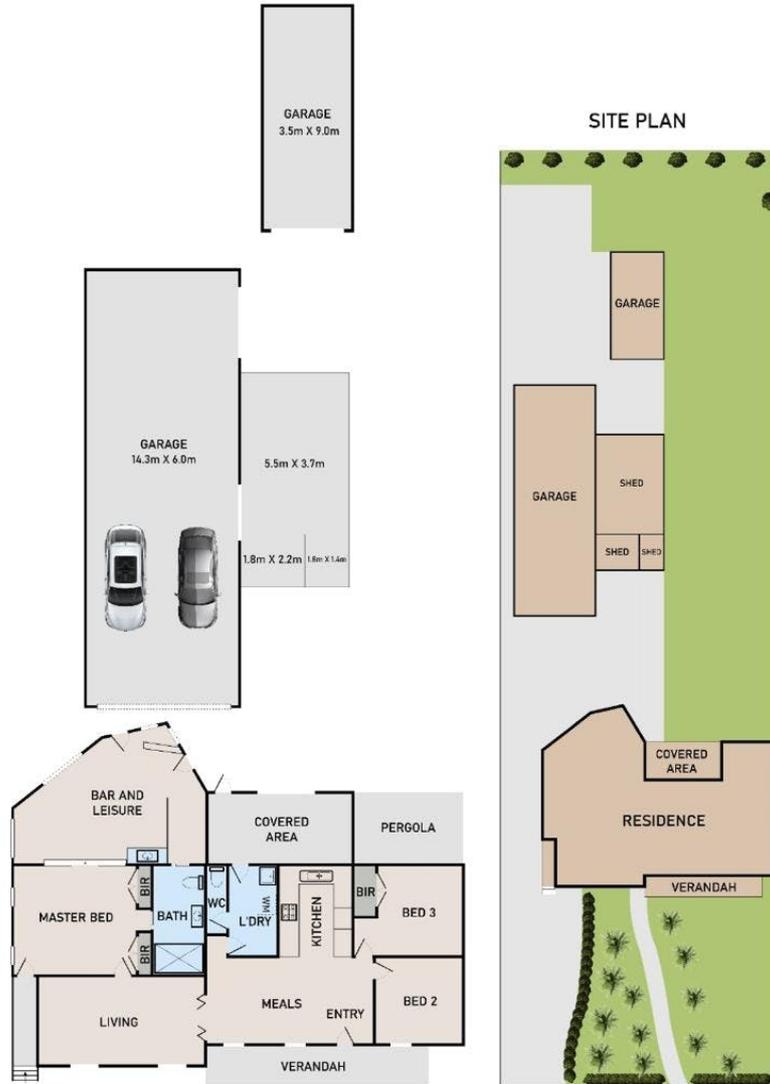
- Land Area 1,768.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Double garage
- Ensuite
- Floorboards







FLOOR PLAN



42 RAILWAY AVENUE, BUNYIP

FLOOR AND SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE. THE VENDOR, AGENCY OR SUPPLIER MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN AND THE COMPLETENESS OF THE FLOOR PLAN WILL ACCEPT NO LIABILITY FOR ITS ACCURACY. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES.



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