

153 Arnold St, Bendigo, Vic 3550

Sold House

Friday, 6 October 2023

153 Arnold St, Bendigo, Vic 3550

Bedrooms: 1

Bathrooms: 1

Area: 985 m2

Type: House



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Contact agent

- Opportunity presents: This property presents a great opportunity for the astute investor or medical practitioner to secure a property almost on the doorstep of the new Hospital. It is being overlooked because of the need to retain the existing home on the property. If a two lot sub-division was undertaken and the existing home sliced off on minimal land and on sold the remaining land could be utilised for a new medical/allied health/dental clinic. For those that think outside the square this is a great opportunity - Strategy:- Undertake a two lot sub-division, the existing home/structure retained on a small parcel of land and on sold as is at an estimated \$225,000 to \$250,000. This strategy makes the second block clear for development at a very affordable purchase price. - Ideal inner city development site of 985m² zoned General residential - Perfect location for a childcare centre subject to Council approvals - Situated almost on the doorstep of the Hospital and only minutes to the Bendigo CBD - Perfect site in Bendigo for allied health, dental, medical disciplines or residential development - The property does have a period renovator requiring a complete refit to make the home liveable. The home is nicely situated on the block to allow for further development of the remainder of site - Perfect opportunity to renovate the existing home and develop the site to take advantage of the hot property market in this very central blue chip locale - The block size is 985m² and is certainly a blue chip locale - as blue chip as it can get! - All services are available to the titled block of 985m² which is ready to build on and is zoned General residential. A very affordable block of land in this high growth area of Bendigo that presents a good opportunity to consider a multi site development - Extremely high profile location close to the CBD (2.0 km walk to Central Bendigo), train station and all amenities. Only a one hundred metre walk to the new Hospital. Walk to Lake Weeroona, Rosalind Park, Train station and Arts precinct - This is one of Bendigo's best locations without question for inner city living or for allied health/medical business premises - An excellent opportunity to enter the property market or grow your investment port folioProperty Code: 777