

**159 Ryalls Lane, Strathfieldsaye, Vic 3551**

**Residential Land For Sale**

Monday, 27 May 2024

159 Ryalls Lane, Strathfieldsaye, Vic 3551

Area: 1 m2

Type: Residential Land



Gavin Butler  
0427887766

## FOR SALE BY TENDER CONTACT AGENT

- For sale by tender with tenders closing on 30th August, 2024 at 5.30pm. Tender documents are available from Gavin Butler Real Estate. Please call Gavin on 0427 887 766 or email sales@gavinbutler.com.au - The property is an outstanding prime development site of 4.285 acres zoned General Residential and ideal for further sub-division (STCA) - Immediately opposite the property is a new housing estate with extremely nice family homes, this sub-division was undertaken in very recent years with all services being available to the new established homes - The 4.85 acres has potential to be developed (STCA) into approximately 18 allotments with an average size allotment of approximately 780m<sup>2</sup>. Many other options may exist and prospective purchasers should undertake their own due diligence with professional planners and surveyors - Families wanting to buy in the Strathfieldsaye area are looking for the larger allotment sizes of say 780m<sup>2</sup> which this property has the potential to deliver and thereby meet a growing demand - Services are available ie natural gas, town water, power, NBN, sewer. A new housing estate with all services sits immediately opposite this property with all services connected to homes - Strathfieldsaye is a suburb of the Greater City of Bendigo and is only 9 kilometres south-east of the Bendigo CBD. It is a fabulous place to live and is certainly a very high growth area of Bendigo - From the property it is only a two minute drive to the Strathfieldsaye town centre, St Francis and Strathfieldsaye primary schools, early learning centre, supermarket, boutique shops, IGA supermarket, medical centre and tavern - Once developed the estate created is within minutes to everything this beautiful rural suburb is known and loved for; - Enjoy the best of the regional city/country lifestyle; central Bendigo is less than 10 minutes away, via an easy drive or convenient bus commute. Strathfieldsaye is also the gateway to Lake Eppalock, a favourite spot for weekend fishing and water sports. - Note tenders are to be forwarded to J & K Law, 20 Panton Street, Eaglehawk, Victoria 3556 no later than 5.30pm on 30th August, 2024 - All enquiries can be made to to Gavin Butler the selling agent on 0427 887 766 This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary. Property Code: 900