

# 238 & 244 Bolitho Road, Kyabram, Vic 3620

## House For Sale

Thursday, 11 April 2024

238 & 244 Bolitho Road, Kyabram, Vic 3620

Bedrooms: 8

Bathrooms: 4

Area: 9 m2

Type: House



Ankit K Tandon  
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## Expression of Interest

Boutique Development site on Kyabram's Golden Mile and within Kyabram East development plan. This parcel is a combination of 2 contiguous properties sold together. Each property has a 4bed 2 bath house on it; both are currently rented with healthy rental. Buyer can choose to sub-divide and sell/rent both houses or live in one and sell/rent the other. Developable land has 2 concepts drawn with a yield of 76 to 97 residential lots (STCA). Kyabram is a town in north central Victoria, Australia. Kyabram is located in the centre of a rich irrigation district in the Goulburn River Valley. It is the second-largest town in the Shire of Campaspe, situated between the towns of Echuca and Shepparton and is close to the Murray River, Goulburn River, Campaspe River and Waranga Basin. Rarely comes a site with that many options. Contact Ankit Tandon on +61 458 605 447 today for any queries. Interested parties should conduct their due diligence prior to making any submissions. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Due Diligence Checklist - <http://www.consumer.vic.gov.au/duediligencechecklist>