

262 Midland Highway, Epsom, Vic 3551

Professionals

House For Sale

Monday, 17 June 2024

262 Midland Highway, Epsom, Vic 3551

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 6848 m2

Type: House



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\$1,200,000 - \$1,300,000

262-264 Midland Highway Epsom is a position with a big future. Located within easy reach of the Epsom Village shopping complex, Epsom Post Office, Primary School and Railway Station, the 6848m sq m (approx 1.7 acres) block offers a unique opportunity for starting or relocating a business. The prime house and land package Zoned GRZ, offers developers a chance to secure a position with high exposure, good access and a bright future. A Planning Permit has been approved for a 2 Lot Subdivision on the property. #1 Redevelop-the site would ideally suit a new childcare/ aged care/ medical centre/ place of worship/ plant nursery or development with potential for add-on business activities (STCA). #2 Utilise as is-existing improvements at the front of the block include a comfortable fully renovated 4 bedroom brick veneer home with double carport, inground pool and extensive shedding. It's a high profile opportunity for the tradie, Truckie, car enthusiast which could provide an income stream while still allowing for new business enterprises (STCA) #Subdivide-the existing 70's brick veneer residence has 4 bedrooms (main with walk-in robe and new ensuite) a renovated kitchen/meals, renovated bathroom, lounge and large rumpus room, ducted heating and cooling. The secure house includes an inground pool and a covered alfresco area. The house is ideally situated at the front of the block with side access to the vacant land behind, making it a simple subdivision. Strategically placed at the Bendigo city gateway, the high exposure position close to the Epsom commercial hub offers all the exposure needed for a successful venture. Blocks of this size in such a high-profile position don't come on the market often. If you have an eye for potential and want your new business where the action is, don't overlook this prime development site.