

**101 Alder Street, Kangaroo Flat, VIC, 3555**



**Land For Sale**

Tuesday, 3 September 2024

101 Alder Street, Kangaroo Flat, VIC, 3555

Type: Land



Patrick Skahill

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## **An Envable House Block, Dual Occupancy, or Development Opportunity**

Auction Wednesday 2 October, 12:00pm On Site

Indicative Selling Price \$500,000 - \$550,000 Plus GST

It will likely surprise you to see that a vacant parcel of land remains in this established area of Kangaroo Flat. What's more, you'll be delighted to see the size on offer. Measuring 3,100sqm (approx.), the block is about three quarters of an acre!

There is 11.76m frontage to Alder Street via what would be a private driveway once constructed (or potentially a new road if you are considering development). Town services; being water, sewer, gas, telephone and NBN, are available nearby, however they will require connection. The property is fenced to all sides and enjoys views of the residential neighbourhood, leafy green environs, and blue skies beyond.

The offering of this property to the market represents a unique opportunity to establish the family home and lifestyle you have been waiting for. Given the generous proportions of the block, you will be able to construct an open plan wonderland of modern Australian architecture. The end result will be a stunning home for you to enjoy and to share.

Here you will undoubtedly love having the space, and therefore choice, for optimum home orientation and passive design. As well as space for beautiful easy-care landscaping and gardens, including veggie gardens and water tanks to harvest and store rainwater. Perhaps you'll be fortunate enough to create generous outdoor entertaining elements, install a pool, a sports court, a shed, and outbuildings subject to obtaining Council planning and building permits and approvals.

Thoughtfully designed, the block would also be most appealing for those looking for a property that suits a low-maintenance lock up and leave lifestyle, but still affords space and flexibility as your needs change with time. The block would be ideal for dual occupancy - with the younger family in one home, sharing the property with grandparents in a second home (STCA).

The astute investor, builder and developer will also recognise the development potential of the site. They will either land bank for another day; or you might see them at an inspection running their measuring tapes, crunching buttons on their calculators, drawing up plans. They will be completing their due diligence to work out the number of blocks they may be able to secure a permit for, to subdivide (STCA) for profit.

An abundance of adventure surrounds you here. The block is positioned right on the boundary of Kangaroo Flat and Golden Square. Join sporting clubs and community groups, explore bike and walking trails. Visit nearby parks and playgrounds. Enjoy great access to the Bendigo CBD by car and public transport. There is also great access to schools, childcare centres, doctors, allied health services, supermarkets, shops, sporting facilities, and Gurri Wanyarra Wellbeing Centre.