

LOT 2 98 YANA STREET, Swan Hill, Vic 3585

Acreage For Sale

Thursday, 30 May 2024

LOT 2 98 YANA STREET, Swan Hill, Vic 3585

Bedrooms: 1

Bathrooms: 1

Area: 10 m2

Type: Acreage



Achal Arora
0432413929

EXPRESSION OF INTEREST

Universal Real Estate Vic NORTH has proudly presented Residential Development site in the heart of Swan Hill. Southview Estate would be considered as Toorak of Swan Hill as the hard-work has already been done by the neighbour who has completed the stage 1 development and services have been brought on the doorsteps. The five-year average increase in median property values for Swan Hill, Vic 3585 has given property investors a potential capital gain of 58.2%. Swan Hill has a population of Approximately 12,000, yet caters for a population of 25,000 - 30,000. Key Features:-26.85 Acres Approx. General Residential Zoned in the North-Western Corridor of Melbourne.-PSP Approved development site adjoining to the existing development.-Approx. 80 lots potential (Subject to Council Approval).-All services available next door.-Main reasons of the increase in job opportunities: a. The Goschen Project (mining project). b. The anticipated development of an Almond Hulling and Shelling facility on Swan Hill Road whose application has been approved by the Murray River Council. c. growth in agriculture, manufacturing, education, and health sector.-Ideal site for development as there is shortage of houses due to the increase in job opportunities.-Perfect for Investor, Developer and a Land banker. Location:-Approx. 650 m away from Swan Hill Soccer League-Approx. 650 m away from Young Adventures Early Childhood-Approx. 700 m away from Swan Hill Specialist School-Approx. 700 m away from Ken Harrison Reserve-Approx. 800 m away from Swan Hill Tennis Club-Approx. 1.1 kms away from Swan Hill Primary School-Approx. 2.7 kms away from Swan Hill District Health-Approx. 2.8 kms away from Swan Hill College-Approx. 2.8 kms away from Sunraysia Institute of TAFE-Approx. 2.8 kms away from Swan Hill North Primary School-Approx. 2.5 kms away from McDonald's-Approx. 2.8 kms away from Swan Hill Racecourse-Approx. 2.8 kms away from Pizza Hood-Approx. 2.9 kms away from Coles-Approx. 3 kms away from Vicroads Swan Hill-Approx. 3 kms away from Woolworths-Approx. 3.1 kms away from EG Ampol-Approx. 3.1 kms away from KFC-Approx. 3.2 kms away from St. Mary's Primary School-Approx. 3.3 kms away from Bunnings Swan Hill-Approx. 3.5 kms away from Harvey Norman-Approx. 3.5 kms away from Swan Hill Holiday Park-Approx. 3.6 kms away from Liberty Oil-Approx. 3.8 kms away from United Petroleum-Approx. 4.1 kms away from BIG4 Swan Hill-Approx. 4.2 kms away from ShellSwan Hill is a town in Victoria, Australia, located North-West of Melbourne. It is located on the Murray Valley Highway and on the South bank of the Murray River, downstream from the junction of the Loddon River. Easy drive to the freeway only 1.4 hours from Echuca & 2 Hrs away from Bendigo. EXPRESSION OF INTEREST CLOSING ON 22 JULY 2024 AT 5 P.M. (Unless sold prior) Don't miss out! Call: Achal Arora(Jazz) - 0432 413 929 before it sells. DISCLAIMER: All stated dimensions are approximate only and all photos are for illustration purposes only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.