

# 38 Franklin Street, Sailors Gully, Vic 3556

 buymyplace

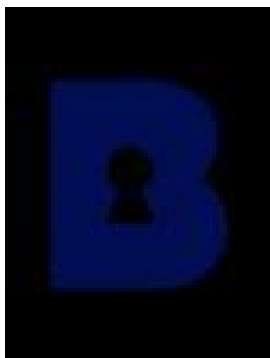
## Residential Land For Sale

Tuesday, 2 July 2024

38 Franklin Street, Sailors Gully, Vic 3556

Area: 1068 m<sup>2</sup>

Type: Residential Land



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1300289697

**\$380,000**

Phone Enquiry ID: 2284211068m2 of tranquility on the outskirts of Bendigo. Experience the quietness of country living whilst still being in Bendigo, in a home of your own design, with ample space for a big backyard & big shed/workshop. This generous lot has only one neighbour. With protected vegetation behind and crown land to the left, you will enjoy not only peace and quiet but privacy, with no fear of further development around you. 3 minutes to the Eaglehawk township. 6 minutes from the Neangar Park Golf Course and 14 minutes to the CBD. The property has very little wasted space with even boundaries and a very gentle gradient. All the hard work has been done so there is no guesswork, unnecessary waiting or hidden costs for you. -3Phase 40A underground pit electricity connected (enough to power your fully electric home and EV)-Coliban approved engineer plans for mains sewage and mains water connections drawn up with finalized plumbers' quotes ready to start work-Coliban and engineers already paid for-Planning permit for large house & shed paid for, including Bushfire Management Plan. Just pending your edits and final council approval-Residence only needs to be built to BAL29 (making it open for all major builders)-Planning feasibility checked and positive for a 2-lot subdivision by experienced town planner (STCA)-NBN FTTN already available with FTTP expected by June 2025. (Pending connection)-Covered within Telstra's 5G Home internet coverage-Site & Feature survey completed and full drawings can be included if desired. The site is open and accessible, so view at your leisure. My friendly neighbour is already aware there will be people viewing at any time. This is a regretful sale, as our family's situation changed. We've gotten a smaller place now and are happy to negotiate on price if we can move it along quickly.