



### 65 Hammill Street Kangaroo Flat VIC

Large secluded block approx 5 acres (2.07Ha or 20,724m²), located on the edge of Kangaroo Flat with previously approved Development Plan for a two lot subdivision. The block is slightly undulating with a covering of light native bush vegetation.

The proposed subdivision allows for the front of each allotment to be cleared and includes a 600m² building envelope.

Lot 1 - 10690m²

Lot 2 - 10034m²

Set in a well established, low density residential area of similar properties with good gravel road frontage and views of Bendigo Community Parkland bush reserve opposite.

Ideal for those wanting to live in bush serenity yet with all

**Price** : \$ 194,000  
**Land Size** : 5 Acres  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/land/5767034>