



### 19 Grant Street Long Gully VIC

3 1 2

Located only minutes to the bustling CBD of the thriving regional city of Bendigo is this prime development site with a Planning Permit allowing for demolition of the existing dwelling and sheds. Capitalise on this superb offering which will suit builders and developers alike given its significant land component (1453m<sup>2</sup>).

With dual street frontage to Grant and Dean Streets, the property with all services available is an ideal strategic investment opportunity for your property portfolio and makes for an appealing high-density townhouse or unit development (STCA).

Nearby to public transport, schools, IGA supermarket and only 3kms to the heart of Bendigo.

ACCESS TO THE PROPERTY IS BY APPOINTMENT

**Price** : \$ 335,000  
**Land Size** : 1453 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/long-gully/residential/house/7918606>



**Marc Cox**  
(03) 5440 5000



**Justin Pell**  
(03) 5440 5000