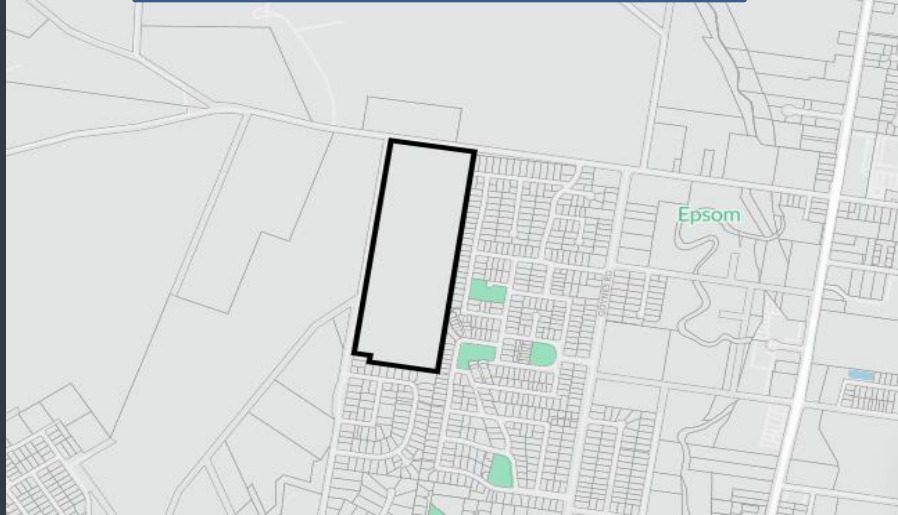


# INFORMATION MEMORANDUM

## Howard Street Epsom (Bendigo) - Vic

40 Acres Industrial Zone 3



# PERFECT LAND BANKING OR DEVELOPMENT



## Perfect land banking for developers/investors

- 16.18 Hectares
- 40 Acres
- Industrial Land
- Developable Land IN3Z Subdividable (STPA)
- 2 Equal Title

# Features, Location and Proximity

## Key Features

- 40 acres/16.15 hectares in 2 titles of 20 acres each / 8.08 hectares each.
- Frontage to Howard Street 234m (approx.) to the north.
- Frontage to Bowles Road 660m (approx.) to the west.
- Bordered by substantial residential development along the WHOLE eastern and southern borders.
- Zoned Industrial 3.
- An ideal opportunity for national brand companies to position themselves within a developed area with a ready-made market literally at their doorstep.
- Only 1km to the Midland Hwy, the major north/south arterial from northern Victoria, through to the CBD of Bendigo and south to Melbourne.
- Only 1km to the thriving Epsom retail precinct with major and boutique tenancies.
- Within the Bendigo Urban Growth Boundary.
- 3-bedroom house and farm, may offer potential income during planning & permit stages.



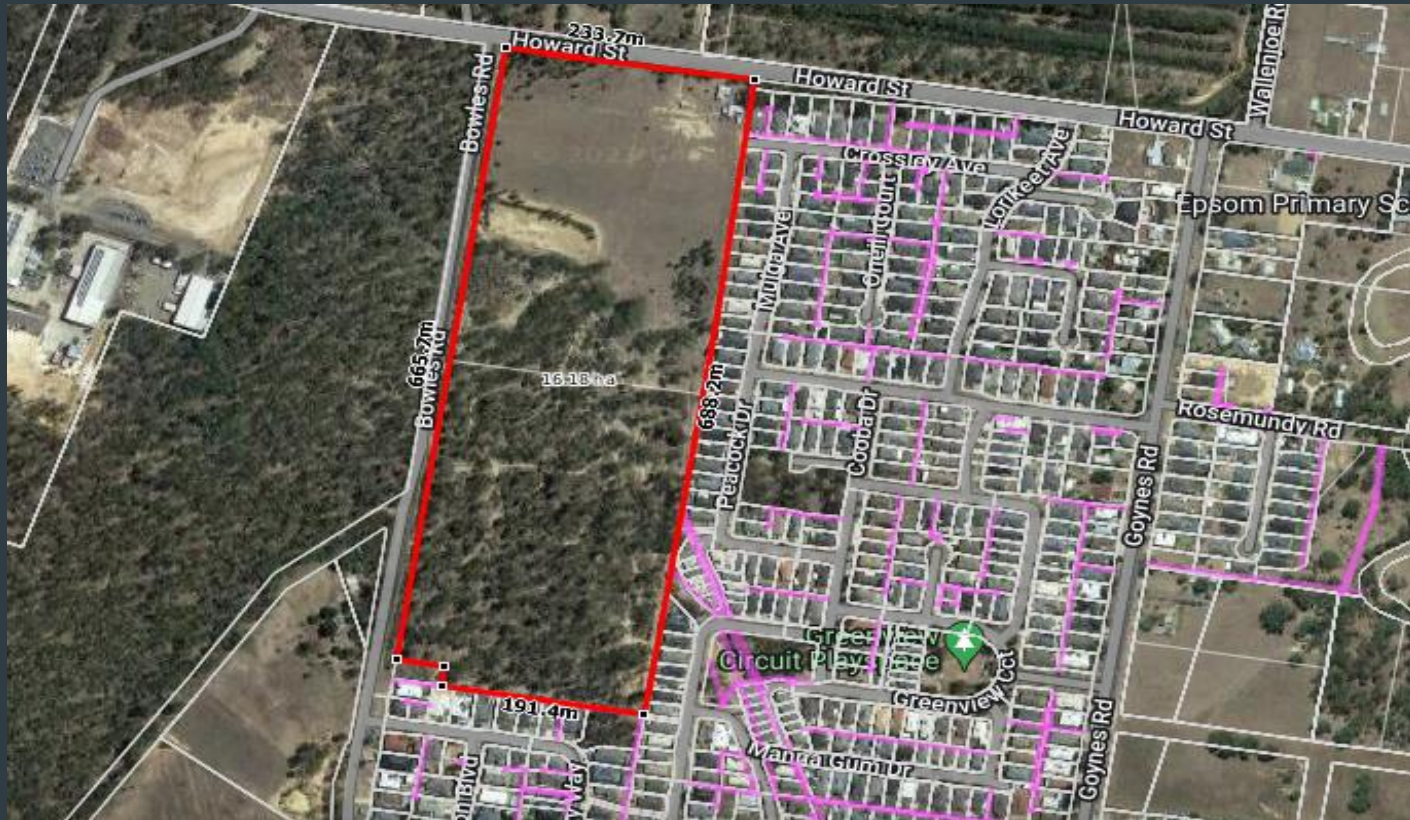
# Site View



Howard Street



# PROPERTY DIMENSIONS





# Ariel Views of Property





# Bendigo -Vic



# Proximity - Epsom





# Want to discuss further



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**DISCLAIMER:** All stated dimensions of the property are approximates only. Every precaution has been taken to establish accuracy of the information.

Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

All interested parties should conduct their due diligence before making any submissions.

Please see the provided link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>