



21 Jobs Gully Road Eaglehawk VIC

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This is one of those rare opportunities to secure a property that has genuine development scope with some of the hard work done.

The land parcel is 1689m² with all services connected. There is a larger period home currently let at \$270pw to a long-term tenant - the home also has great scope to further improve.

There is a council-approved (expires 2023) permit for a three-lot subdivision which is under way (details available from the selling agents).

The home is a larger period home boasting ducted evaporative cooling, four bedrooms, of which two have built-in-robos and all are carpeted. There is a huge gas-heated lounge room at the front of the home and a separate kitchen-meals space. The kitchen has ample cabinetry, electric wall over and hot plates, pantry and

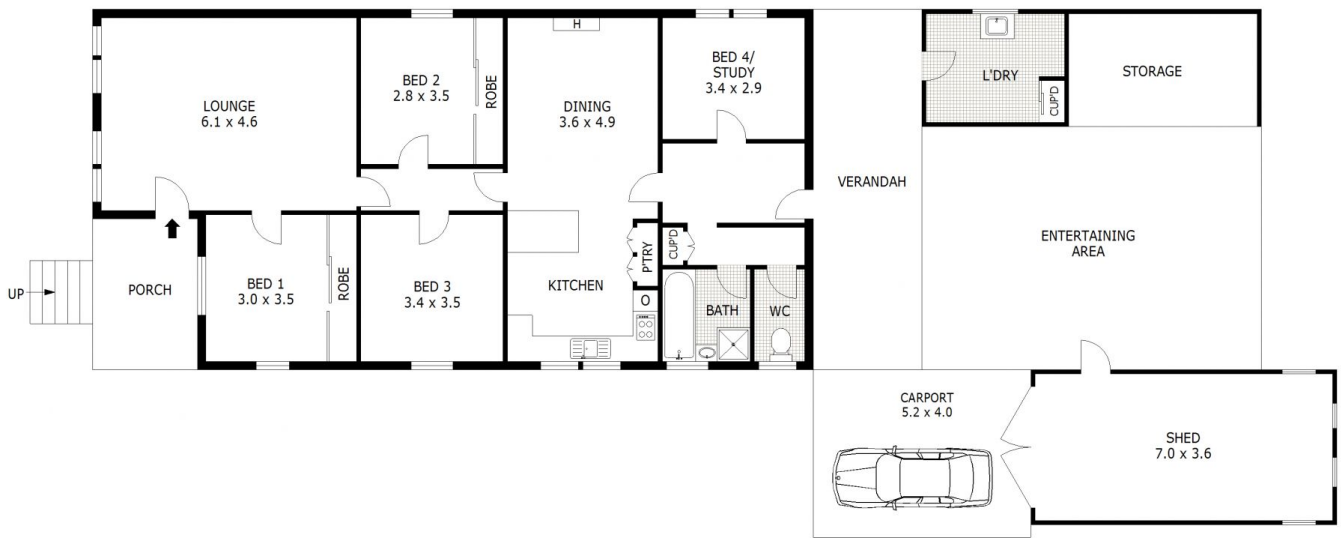
Price : \$300,000 - \$330,000
Building Size : 132 sqm
Land Size : 1689 sqm
View : <https://www.phproperty.com.au/sale/vic/greater-bendigo-region/eaglehawk/residential/house/6222237>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 129 m ²
Verandah	- 22 m ²
Entertaining	- 47 m ²
External Building	- 21 m ²
Shed	- 26 m ²
Carport	- 21 m ²
Porch	- 9 m ²
Total	- 275 m ²



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