



# FOR SALE

## UNLOCK YOUR NEXT BIG INVESTMENT OPPORTUNITY IN MARONG

This exceptional 7.79 Ha subdivision site, set across two separate titles, offers developers an unparalleled opportunity to create a premier residential community in the fast-growing Marong corridor. With zoning already in place and a site that can accommodate approximately 65-75 lots (STCA), the possibilities are endless. Whether you aim to meet the area's rising housing demand or build a unique residential haven for future generations, this site is the perfect canvas for your vision.

Located just 15 minutes from Bendigo's vibrant city centre and with easy access to Melbourne, this property offers the ideal balance of rural tranquility and urban convenience. Marong is known for its friendly community and variety of amenities that cater to both families and individuals. From cafes and medical facilities to excellent school and recreational spaces, including the Marong Golf Course and sporting clubs, the area offers a high quality of life for its residents.

The property is also strategically positioned near the Bendigo Regional Employment Precinct (BREP), a potential industrial development area being planned by the Victorian Planning Authority (VPA) in collaboration with the City of Greater Bendigo. The BREP, covering 294 hectares immediately south of Marong, aims to address the region's short- to medium-term industrial land needs and will play a key role in the economic development of Greater Bendigo and the broader region. As this area continues to grow and develop, the nearby location of site will provide future residents with excellent access to emerging employment hubs, making it an even more attractive place to live.

At the heart of the property stands a 1930s home, featuring three bedrooms, one bathroom, and ample space to personalise. Whether you choose to restore this character-filled residence or clear the land to make way for new development, the possibilities are limit less.

Why This Investment is an Extraordinary Opportunity:

- Generous 7.79 Ha: Two separate titles with zoning in place for a subdivision of approximately 65-75 lots (STCA).
- Prime Location: Situated within Marong's sought-after growth corridor, a region known for its steady residential expansion and new home subdivisions.
- Versatile Use: Currently designated as residential/rural lifestyle land, offering the opportunity to

3 BED | 1 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



**Jag Duggal**  
**0493689449**

jag.duggal@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)