



### 8 Bell Street Ironbark VIC

Opportunity offering a generous 436m<sup>2</sup> block (approx.) offers the perfect foundation to create your dream abode within this exceptional block.

Capitalizing on great sun lit aspects while privately positioned, this inviting prospect offers convenience to the Bendigo CBD, View Street shopping strip, cafes and restaurants and easy access to the Calder Highway.

An easy stroll to the stunning Rosalind Park, schools - Girton Grammar, Catherine McAuley, Camp Hill PS -or just a little further to the Sacred Heart Cathedral, Bendigo Marketplace and the Bendigo Train Station. Close by also are Bendigo Health, St. John of God Hospital and medical centres.

Imagine living (and or working) within a heartbeat of the CBD and a few minutes from the hub of Bendigo CBD.

This block is one that won't last long

**Price** : \$350,000 - \$385,000

**Land Size** : 436 sqm

**View** : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/ironbark/residential/land/7556705>



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