

PROPERTY INFORMATION MEMORANDUM

FOR SALE BY EXPRESSIONS OF INTEREST – BENDIGO

Closing Date: Tuesday 29th July 2025, Midday



EXECUTIVE SUMMARY

Property Details	
Address	1 Emmett Street, Golden Square
Key Aspects	<ul style="list-style-type: none"> • 2 properties on one title. • Allotment - approx. 2930m² • 3-bedroom 2-bathroom brick residence, 3-bedroom, 1-bathroom weatherboard residence in need of full renovation, under review from the Heritage Bendigo. • Tennis court. • Zoned – General Residential Zone (GRZ) under the Greater Bendigo planning scheme. All services available. • Strategic Investment Opportunity.
Expression of Interest Close Date	Tuesday 29 th July 2025, Midday

Contact Details:

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1.0 Introduction

This property presents a rare blend of position, proportion and potential. The commanding corner lot of approx. 2930m², offers a golden opportunity for renovators, developers, or multi-generational families.

The substantial brick home provides a perfect canvas for personal touches and modern upgrades. It comprises an expansive lounge and living area for entertaining or family life, three bedrooms, two bathrooms (main with spa bath), a well-appointed kitchen and dining area and a large laundry.

The kitchen includes an array of timber cabinetry, a walk-in pantry, gas hotplates, an electric wall oven/grill, and a Bosch dishwasher.

The large lounge room features a bay window and opens to an elevated entrance deck with views over the surrounding neighborhood.

Car accommodation includes a four-car carport, an under-house car/caravan port and a double garage with internal access via a spiral staircase.

External features include full-length front and rear verandahs, a covered alfresco area, a garden shed, a tennis court and a large parcel of land with an existing weatherboard cottage fronting Kirby Street.

The real value lies in the massive corner lot and its subdivision/development potential (STCA).

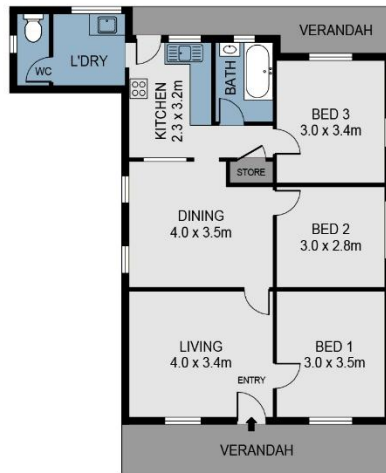
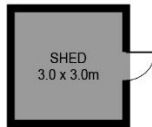
Renovate the existing home and enjoy your expansive backyard paradise, capitalize on the development potential and sell the surplus land, or create the ultimate family compound with plenty of space for everyone.

The established location enjoys schools, a childcare center, shops, public transport, and a bushland reserve, all close by.

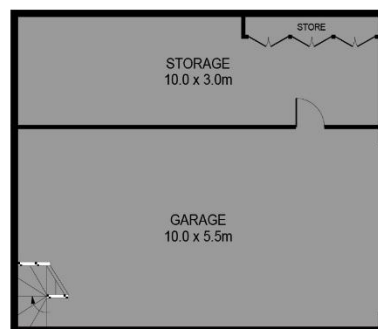
If you are an astute investor, a savvy renovator, or a growing family dreaming of a lifestyle hub, this property delivers space, potential, and flexibility.

Reimagine, redevelop or enjoy as is in the knowledge that you are investing in a property of future value.

But don't delay – properties of this nature are rare.



BUNGLOW



GROUND FLOOR



FIRST FLOOR



SCALE (METRES)

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.
Ref No: 250523

INT	219m ²
SHED	12m ²
GARAGE	55m ²
STORAGE	30m ²
BALCONY	36m ²
CARPORT	70m ²
VERANDAH	81m ²
BUNGLOW	86m ²

1 EMMETT STREET

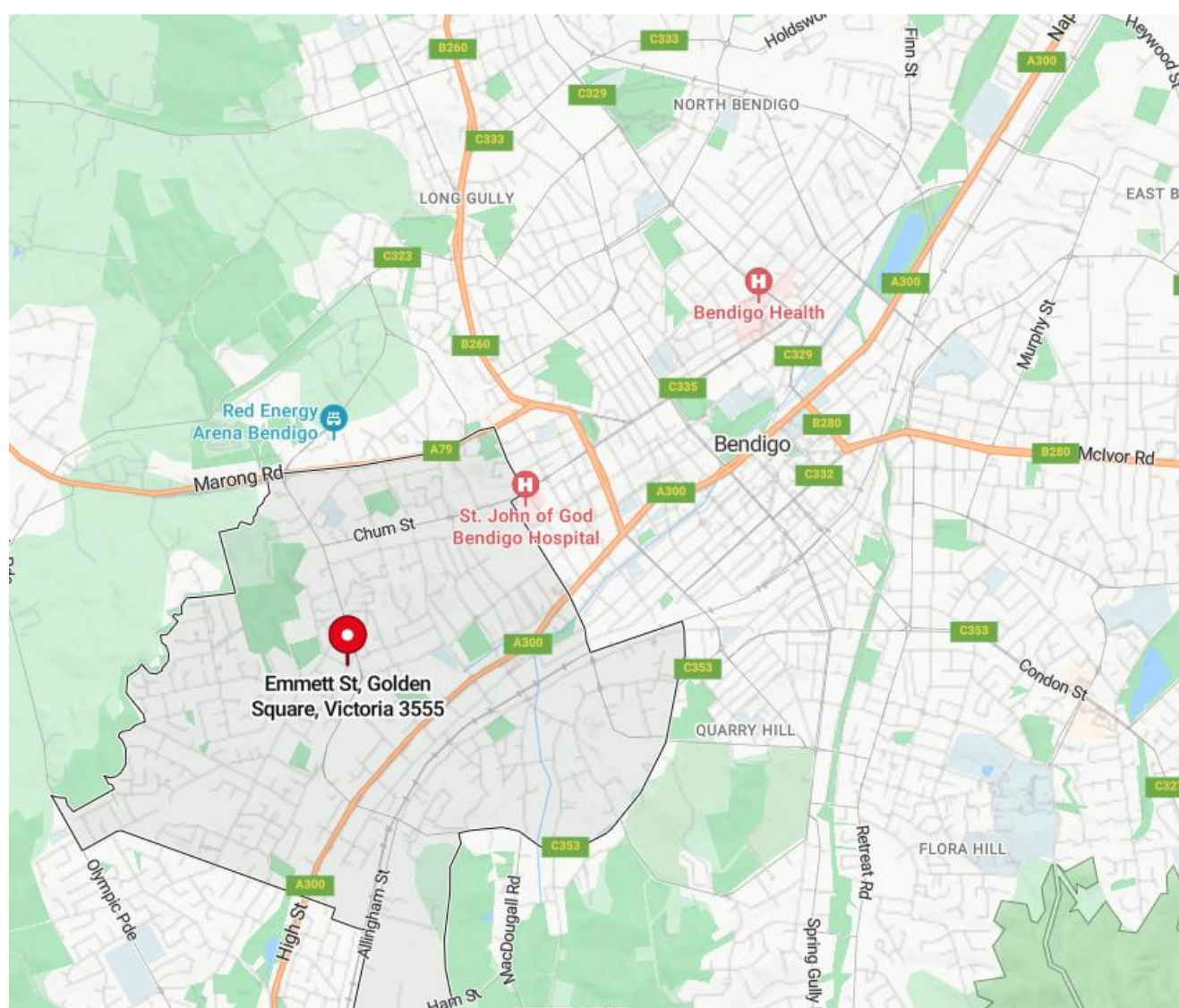
GOLDEN SQUARE

2.0 Location

Bendigo is situated in the geographic heart of Victoria, approximately 150kms northwest of Melbourne's CBD. Bendigo is at the junction of four highways (with excellent connections to interstate highways) and only a 90-minute drive from Tullamarine Airport.

Bendigo has become one of the fastest-growing regional centers in Victoria with resident population forecast to grow by 28.22% to 155,596 by 2041.

The property is superbly located in the heart of Golden Square, only 4km to the Bendigo CBD and 2km to St John Of God Hospital. The significant land offering and established investment opportunity is a rare commodity in a market with few, if any, comparable offerings.



3.0 Land Particulars

3.1 Title details

The whole of the site comprises 2931m² as identified in the Vendor Statement

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 2931 sq. m

Perimeter: 221 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

3.2 Planning

The property is within the Greater Bendigo Planning Scheme. Details of the current zoning are as follows;

ZONING:

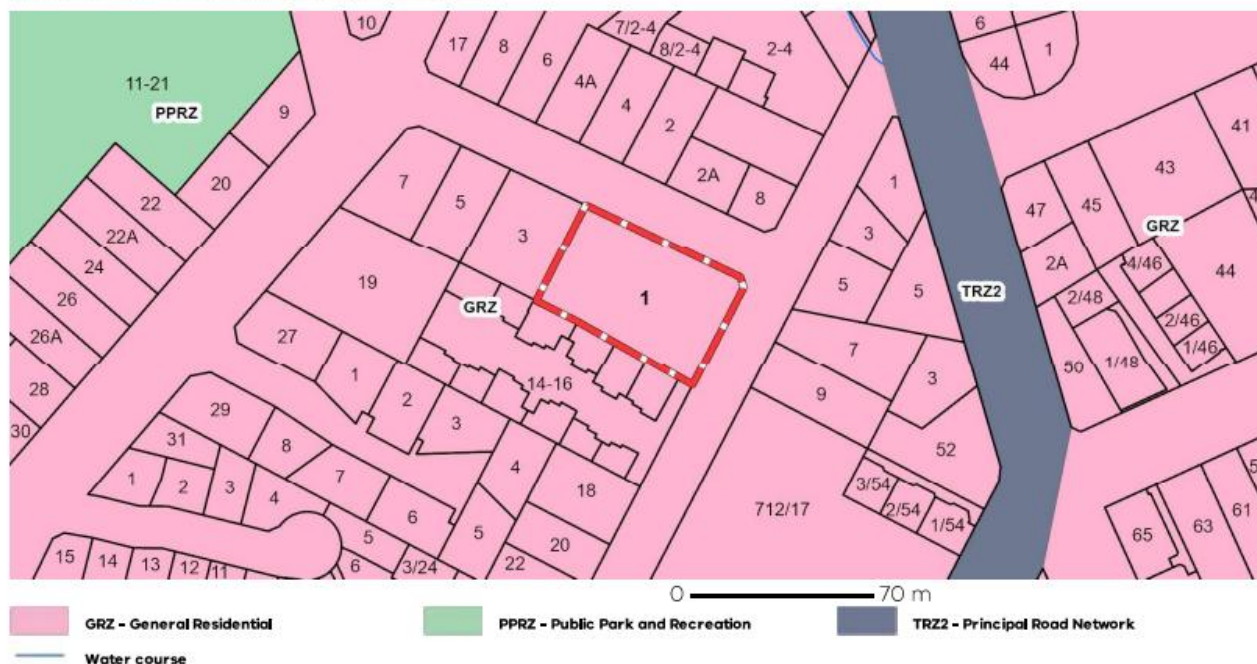
General Residential Zone (GRZ)

OVERLAYS:

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)

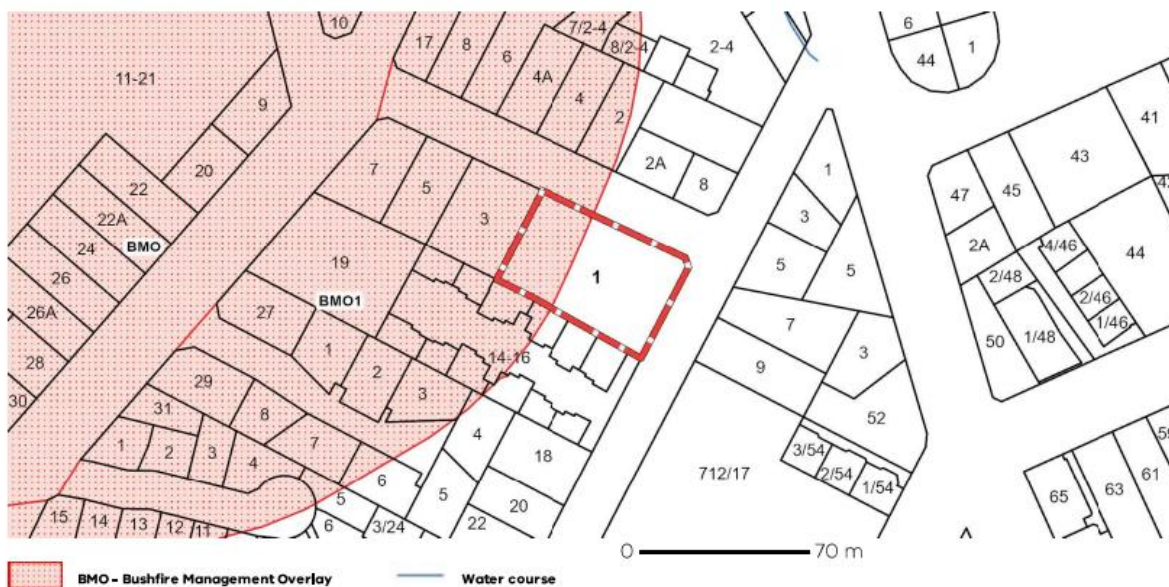


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

4.0 Sale Process

The property is being offered for sale via an Expression of Interest campaign closing Tuesday the 29th of July 2025, Midday

All those who submit an EOIs will be notified by Thursday the 31st of July as to the outcome of their offer.

The Vendors preference for settlement is 30 or 60 days.

Offers should be submitted in writing using the attached E.O.I (Annexure 1) and sent to:

Justin Pell
0408 949 775
justin@dck.com.au

Kaye Lazenby
0407 843 167
kaye@dck.com.au

and

Further information pertaining to the property is available via the web listing at as well as within the Contract of Sale which is made available upon request

5.0 Disclaimer

This Information Memorandum has been prepared by Dungey Carter Ketterer – DCK Real Estate (ABN 57 933 534 931):” The Agent” solely for the purpose of assisting potential buyers to determine whether they may be interested in the purchase of the site. This document does not constitute an offer or contract of sale or any part of an offer or contract of sale. It is intended only as a guide and the Vendor & The Agent make no representation or warranty, express or implied, as to the accuracy, completeness, or reliability of this Information Memorandum or any such additional information provided by the Vendor & The Agent in relation to the Property.

Potential buyers accept this document on the condition that they will make their own enquiries and obtain their own independent advice to verify the accuracy of the information presented in this document.

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ANNEXURE 1: EOI RESPONSE FORM

To be lodged as follows:

Attention: **Justin Pell**
 justin@dck.com.au
 0408 949 775

or

Kaye Lazenby
kaye@dck.com.au
M: 0407 843 167

DCK Real Estate
Level 1/10 King St, Bendigo VIC 3550

PURCHASER

Name: _____

Company Name: _____

ABN: _____

Address: _____

Phone: _____

Email: _____

PURCHASER'S SOLICITOR

Contact Name: _____

Company Name: _____

Address: _____

Phone: _____

Email: _____

Proposed Purchase Price: AUD\$:

Deposit: (inclusive of G.S.T)

Settlement: 10% upon signing of contracts

Conditions: 30-60 days from the exchange of contracts

In submitting this Expression of Interest form, the Prospective specifically acknowledges and agrees that:

1. They have received and reviewed the Vendor's Statement.
2. The proposed purchase price set out in this Expression of Interest form is based on the acceptance of the Vendor's Statement as submitted by the Vendor.
3. If there is any discrepancy between the Vendor's Statement and any other documentation made available, the provisions of the Vendor's Statement will Prevail.
4. **They can sign a contract of sale for the property within 24 hours of acceptance of offer.**

In submitting this Expression of Interest, the Prospective also acknowledges and agrees that the Vendor specifically reserves the following rights:

1. To accept or reject any Expression of Interest in its absolute discretion, and without having to attribute reason therefore or to be accountable in any way.
2. To extend the closing date for submissions of Expression of Interest.
3. To discuss any matter and to deal with any parties submitting an Expression of Interest at any time before or after the closing date.
4. Not be contractually bound in any way by the submission of an Expression of Interest form signed by a Prospective.
5. Not sell the property.