

# 10 Hogan Court, Drouin, Vic 3818

## Residential Land For Sale

Wednesday, 14 February 2024



10 Hogan Court, Drouin, Vic 3818

Area: 3127 m2

Type: Residential Land



David Phua  
0401803110



Dinesh Raghu  
0431131157

**Subdivision Approved: \$999,000 - \$1,098,900**

Calling all developers with this rare opportunity on offer! With permit approved for 9 lots, this is perfect for starting up your investment portfolio or your development project for the year. What does this clean allotment have to offer?- 3,127 m<sup>2</sup> (approx.) of prime court location with views - Permit approved for 9 lots (lot sizes between 300m<sup>2</sup> to 325m<sup>2</sup> each approx.)- 2 mins drive or 12 mins walk to Drouin Station (850m)- 4 mins drive or 15 mins walk to Drouin Woolworths / City Centre (1.4km)- 1 min drive or 4 mins walk to Lardner Road / Main S Road bus stop (300m)- Court location with privacy and quietness Other amenities around 10 Hogan Court, Drouin:- Drouin Secondary College (1 min drive, 8 mins walk, 600m)- Jamescott Drive Playground (3 mins drive, 17 mins walk, 1.4km)- Drouin Presbyterian Church (2 mins drive, 11 mins walk, 900m)- Bellbird Park Indoor Stadium (3 mins drive, 25 mins walk, 1.9km)- Drouin Primary School (3 mins drive, 21 mins walk, 1.8km)- Alex Goudie Flora And Fauna Reserve (2 mins drive, 12 mins walk, 850m)Potential post-purchase plans:- Land bank and re-sell in future- Develop and rent out the newly built dwellings on the lots- Develop and sell the newly built dwellings on the lotsAverage sale/rental prices in the area:- Rental Price on Average for a 3 Bedroom House/Units: \$450 per week (\$4,050 per week total for 9 dwellings)- Sale Price on Average for a 3 Bedroom House: \$500,000 to \$550,000 (\$4,500,000 total approx. on sales for all 9 dwellings)For all enquiries and inspections, please contact Dinesh Raghu on 0431 131 157 or David Phua on 0401 803 110.Deposit: 5%, 10%Settlement Terms: 30, 45, 60, 90, 120 daysLots Approved: 9Indicative Plans Available: Yes (only to be used as a rough guide)Lot Facing: North-East Amenities Connected (Electricity, Water, Sewerage, Gas and Telephone): YesNote: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters