



## 36 Blaxland Drive SUNBURY VIC

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If your criteria includes close to town, corner allotment with subdivision/development opportunity (STCA) then you'd better get all over this one. Flat land (approx. 502sqm) and a prime location roughly

**Land Size** : 502 sqm  
**View** : <https://www.ypa.com.au/7388576>

- 200m to childrens playground and parkland
- 250m to the Bus Stop
- 500m to the Batman Avenue shops
- 800m to Sunbury West Primary School
- 900m to the Aldi Complex
- 1.6km to Sunbury Station
- 1.8km to Sunbury town centre

Easy access to local roads as well as major arterials. Look beyond what you see to visualise the future. Currently the home situated on the block is basic in nature but serviceable to rent out for a modest amount whilst plans