

**QUARRY  
HILL PLACE**

*Information Memorandum*



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HILL PLACE**



# FOR SALE

Residential Land

26 lots

Block sizes range from  
401m<sup>2</sup> - 1,375m<sup>2</sup>



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**McKean  
McGregor**

# QUARRY HILL PLACE

Welcome to Quarry Hill Place, a thoughtfully designed 26-lot development positioned within one of Bendigo's most established and tightly held pockets. Set just moments from the city centre and nestled between Quarry Hill and Spring Gully, this boutique release offers a rare opportunity to secure land in a location defined by connection, convenience and community.



## THE *Lifestyle*

Quarry Hill Place offers a lifestyle defined by balance. Enjoy the ease of living close to the CBD while still embracing a quieter, community-focused environment.

Mornings can begin with a walk or ride along the nearby trails, while weekends are spent enjoying local cafés, parks and recreational spaces. With everything within easy reach, this is a location that supports both connection and convenience without compromising on space or tranquillity.

Whether you are building your first home, upgrading to suit a growing family, or looking to secure a well-located allotment for the future, Quarry Hill Place presents a considered opportunity in a truly sought-after setting.



## ESTATE FEATURES

With all essential services available and a well-considered layout designed to foster a strong neighbourhood feel, Quarry Hill Place combines modern convenience with the charm of an established community environment.

Boutique subdivision comprising just 26 allotments

Lot sizes ranging from approximately 401m<sup>2</sup> to 1,375m<sup>2</sup>

Services available including power, town water, sewer and NBN connectivity

Well-considered layout designed to encourage a cohesive neighborhood feel

Positioned within an established residential setting with surrounding quality homes

A range of allotments to suit first home buyers, families, investors and downsizers homes



## Prime LOCATION

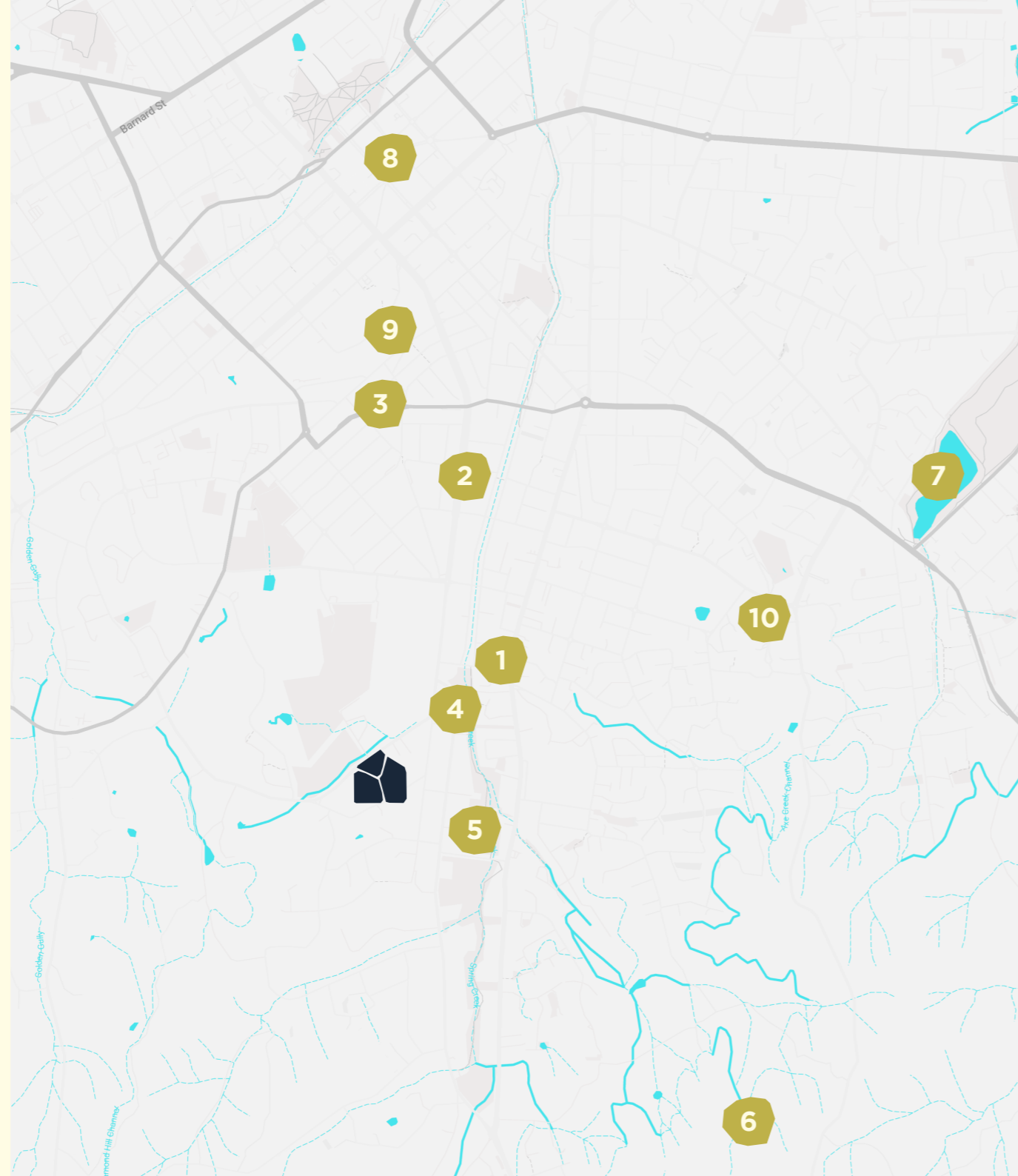
Just 3km\* south-east from Bendigo's City Centre, Quarry Hill Place offers excellent access to some of Bendigo's most popular lifestyle amenities, combining convenience with nearby bushland and recreational spaces. The area is particularly well regarded for its walking tracks, café culture and easy access to Flora Hill and Spring Gully amenities.

### NEARBY AMENITIES INCLUDE:

1. Flora Hill neighborhood Shops - 2.5km
2. Quarry Hill Cafe & Larder - 1.5km
3. The Drawing Room - 1.8km
4. Spring Gully Trail - access within 1km
5. Spring Gully Creek Linear Park - 2km
6. One Tree Hill Lookout Tower - 4km
7. Kennington Reservoir - 3.5km
8. Bendigo City Centre - 3km
9. Bendigo Railway Station - 2.5km
10. La Trobe University Bendigo - 3.5km

Quarry Hill Place is also positioned close to the Bendigo bushland network, with access to extensive walking and cycling trails throughout the Greater Bendigo National Park and Spring Gully bushland areas.

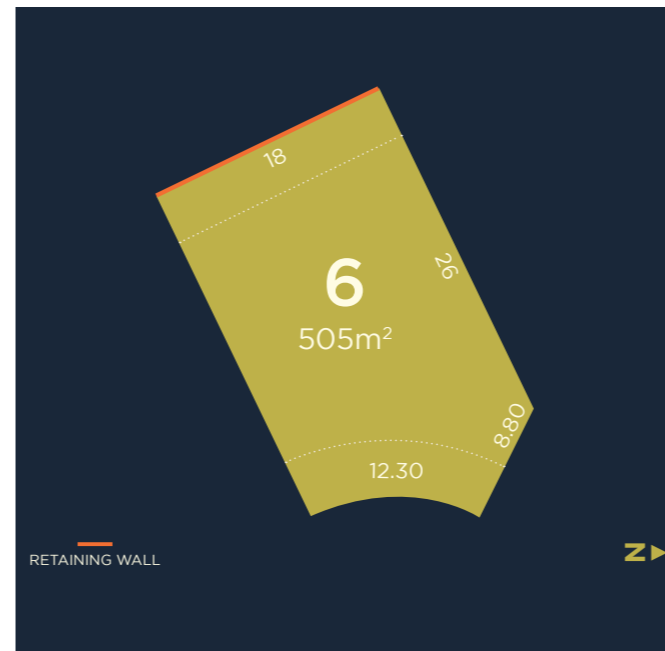
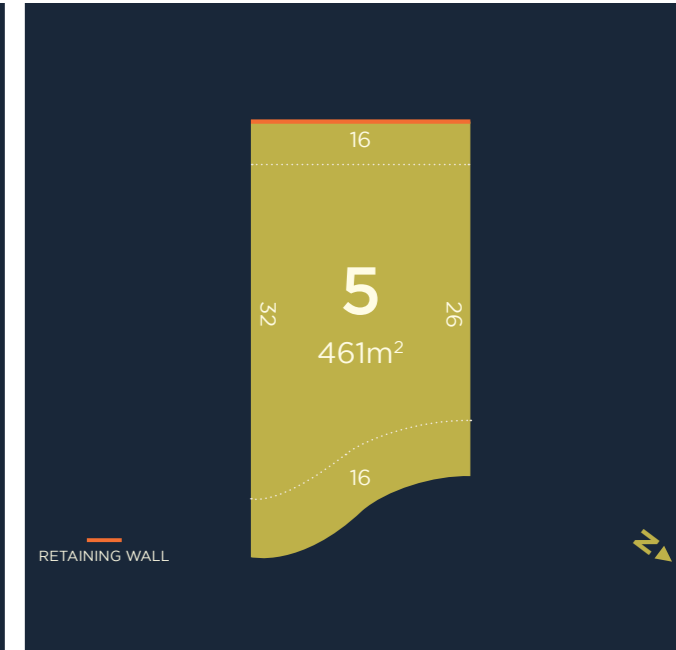
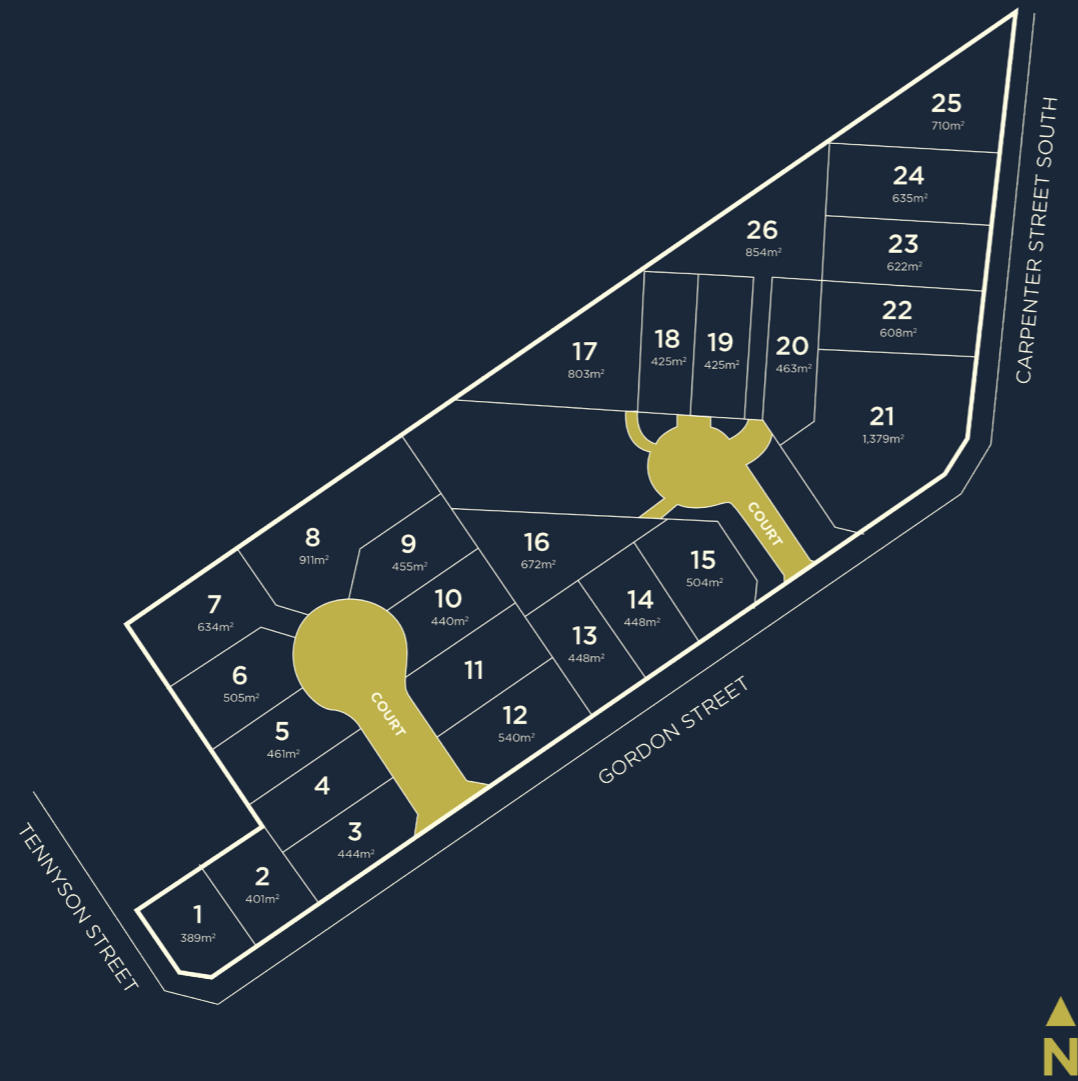
\*All approximate distances

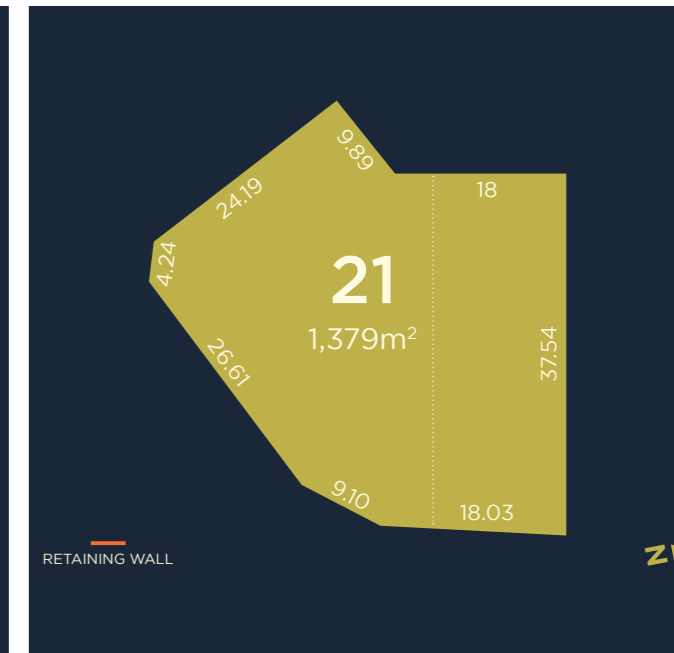
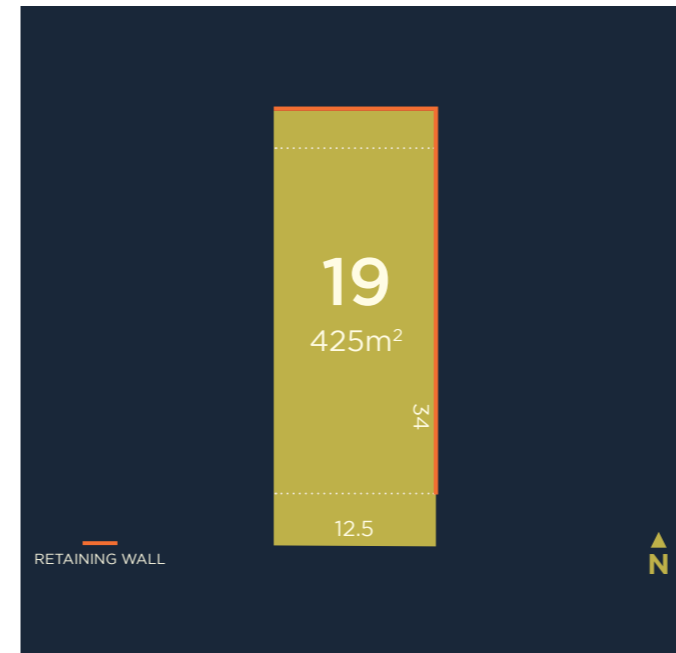
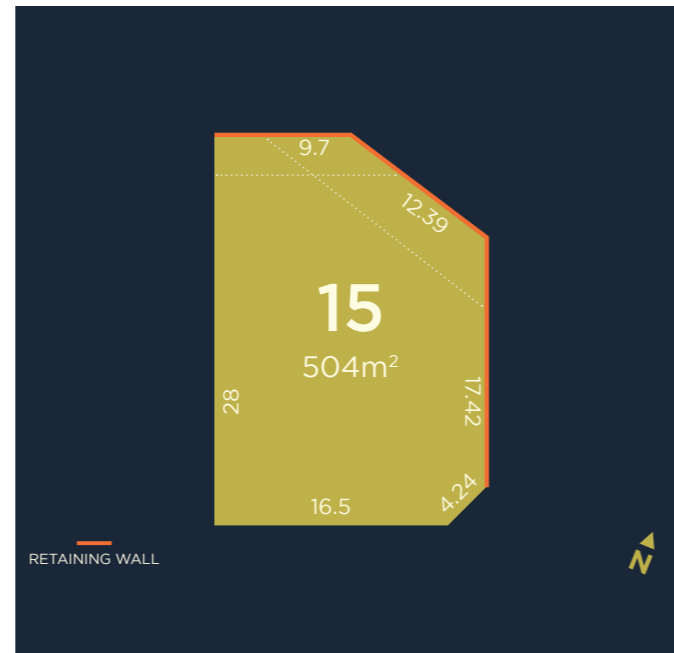
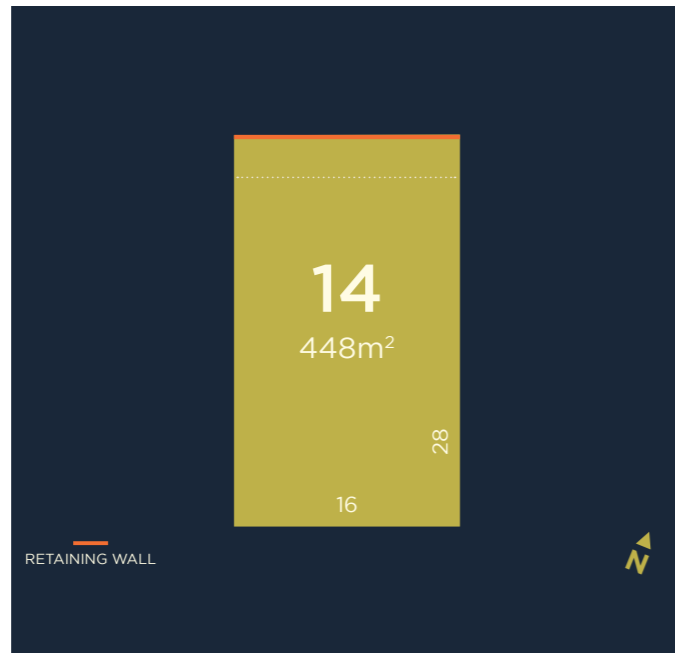
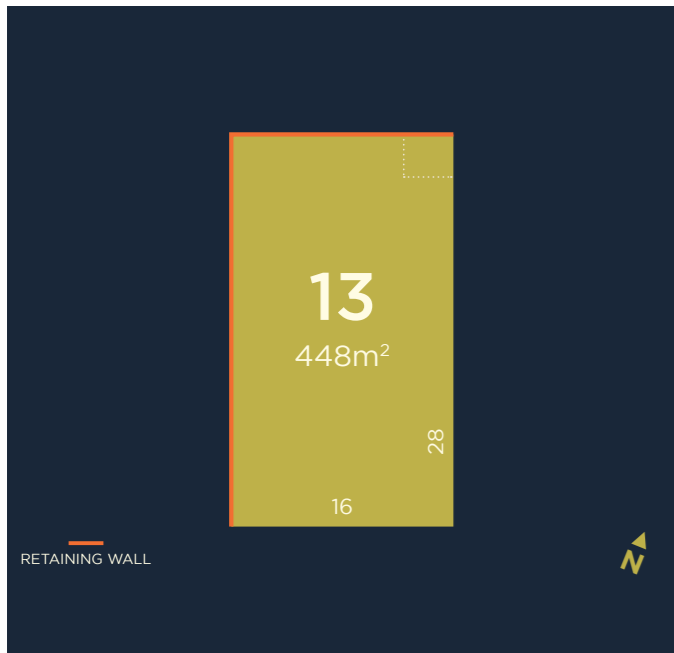
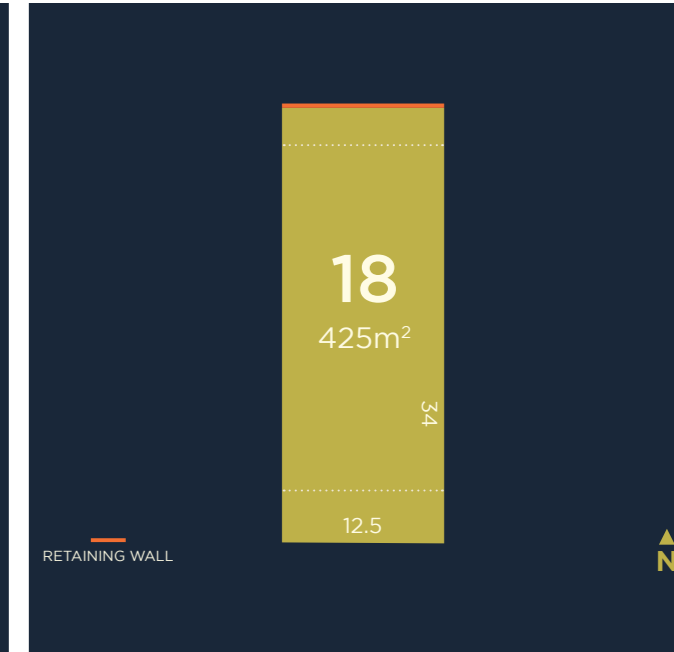
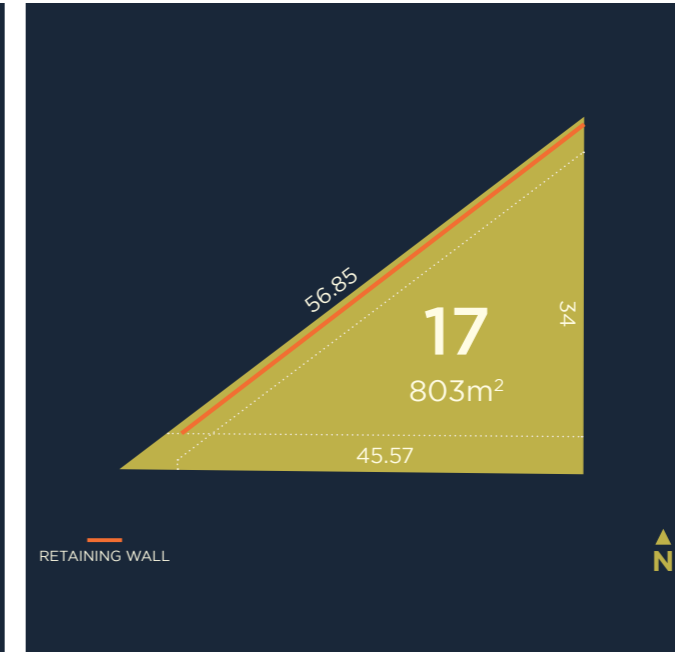
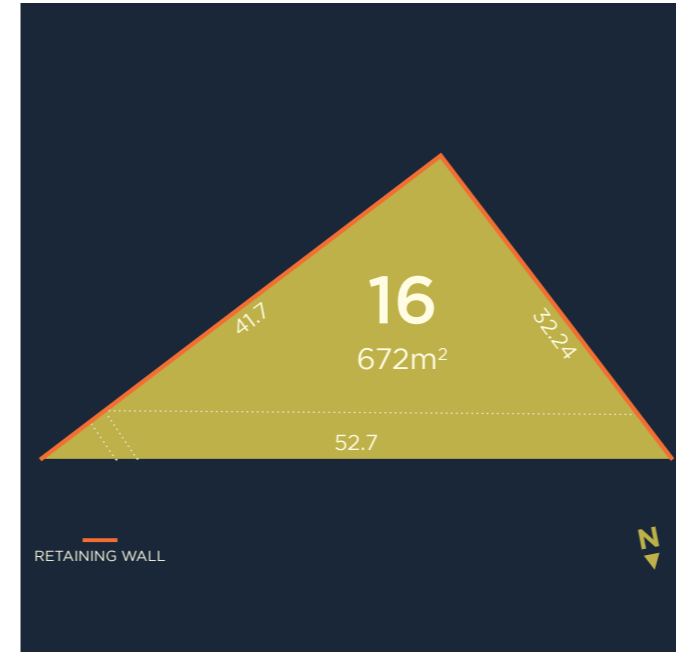
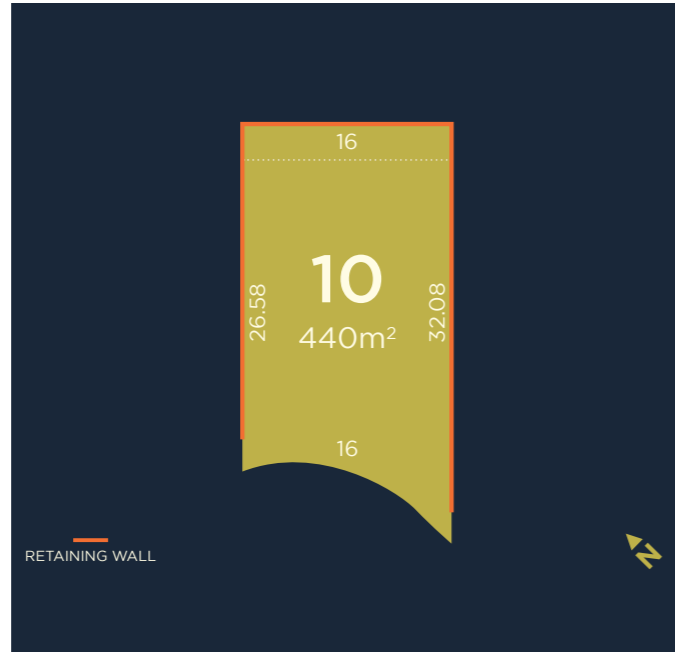
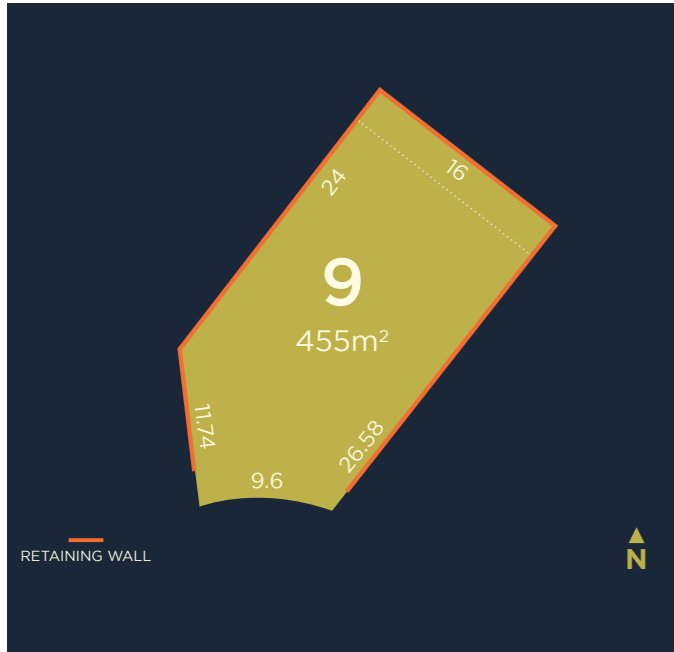


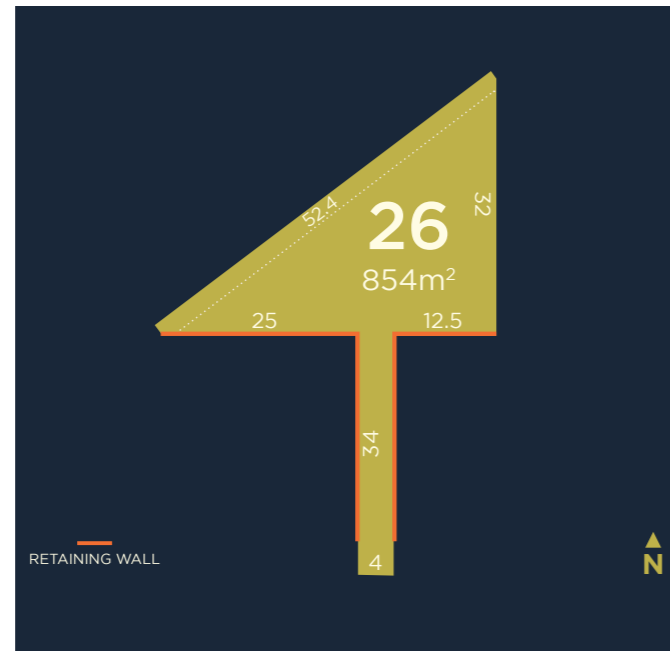
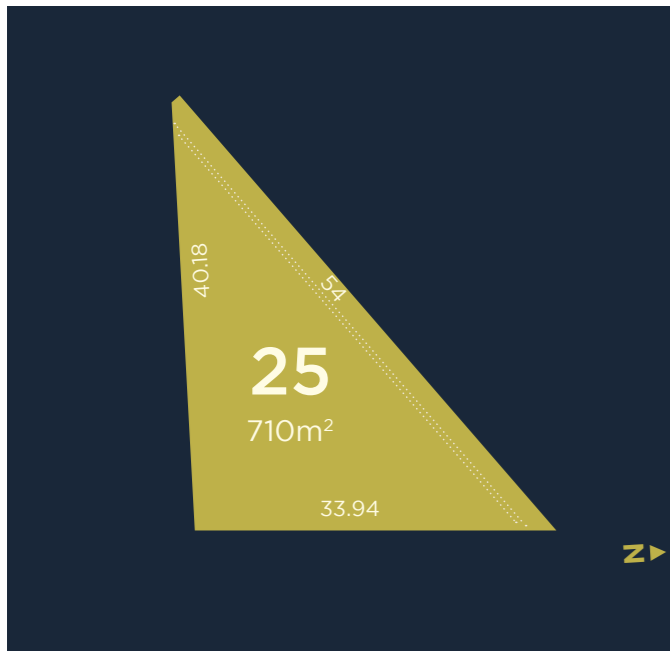
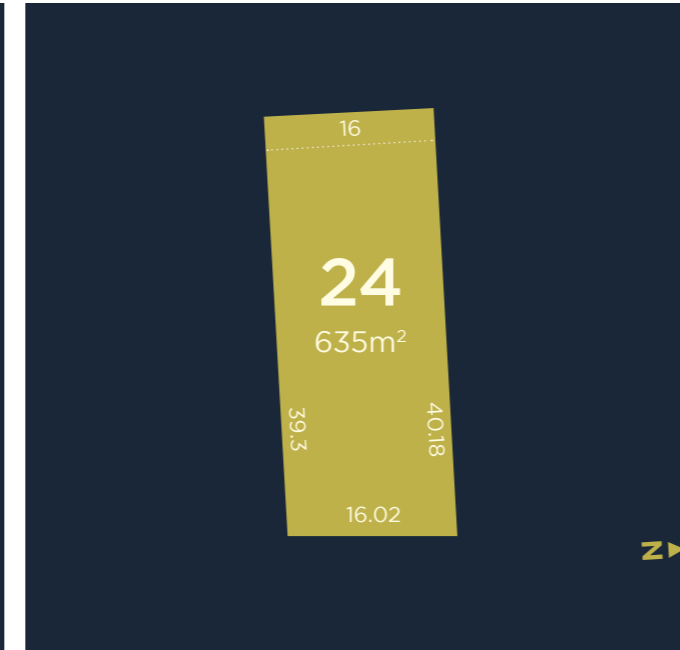
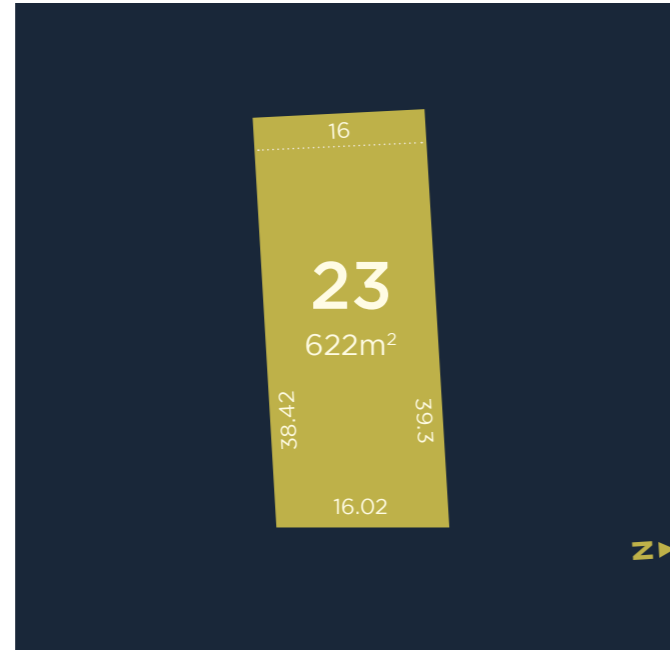
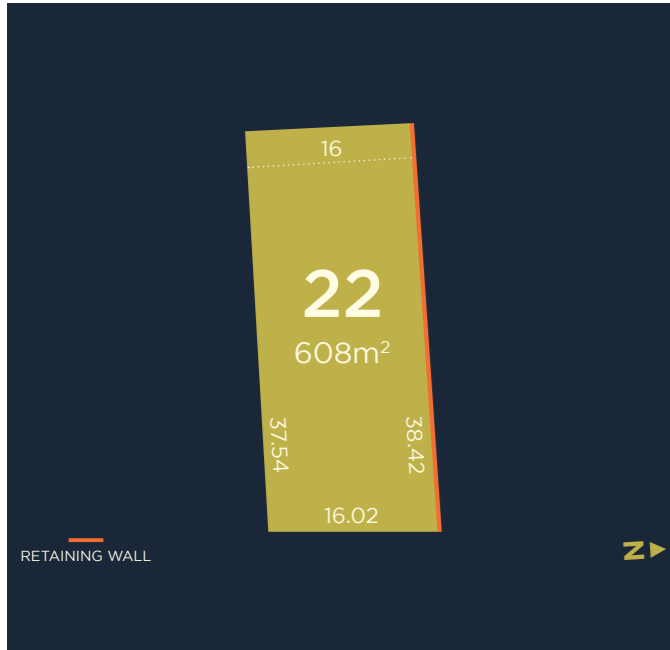
## Quarry Hill

Quarry Hill is one of Bendigo's most historic and character-filled suburbs, known for its established streetscapes, elevated outlooks and strong sense of community. Rich in heritage appeal, the suburb features a blend of classic Victorian architecture, beautifully maintained period homes and thoughtfully updated residences, creating a timeless and welcoming atmosphere.

LOT	AREA (m <sup>2</sup> )	FRONTAGE (m)	ORIENTATION
2	401	18.29	NE
3	444	11	SE
5	461	16	SE
6	505	12.3	SE
7	634	6	E
8	911	10.9	NE
9	455	9.6	N
10	440	16	NW
12	540	13	NW
13	448	16	NE
14	448	16	NE
15	504	16.5	NE
16	672	52.7	S
17	803	45.57	N
18	425	12.5	N
19	425	12.5	N
20	463	7.65	NW
21	1379	18.03	E
22	608	16.02	E
23	622	16.02	E
24	635	16.02	E
25	710	33.94	E
26	854	4	N







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### CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, McKean McGregor, Gross Waddell ICR and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) ("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the

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4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of Victoria, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.



# McKean McGregor

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