

## EXCEPTIONAL DEVELOPMENT OPPORTUNITY!

Proudly offered is this immaculately kept 3-bedroom brick residence that is well worth the wait!

Located on a substantial block of land (approx) 709sqm and clear of airport overlay, giving you massive scope to re-develop, rebuild or renovate on this hard to find allotment with a wide side driveway on the sought-after side of Avondale Heights. The choice is entirely yours to explore all options!

The existing brick veneer home offers a spacious floor plan with 3 bedrooms, formal lounge room, central updated bathroom and timber kitchen with accompanying meals area, evaporative cooling, gas heating, double garage, double carport and two rear sheds with storage.

In a premium location, walking distance to public transport, close proximity to Avondale Heights shopping strip, Milleara Mall, Highpoint Shopping Centre, quality schooling, coupled with easy access to freeways, being just a mere 12kms from CBD.

3 Beds 1 Baths 4 Cars  
709 m2

**Price** SOLD for  
\$1,000,000

**Property Type** Residential

**Property ID** 1626

**Land Area** 709 m2

### Agent Details

David Gigliotti - +61411824854

### Office Details

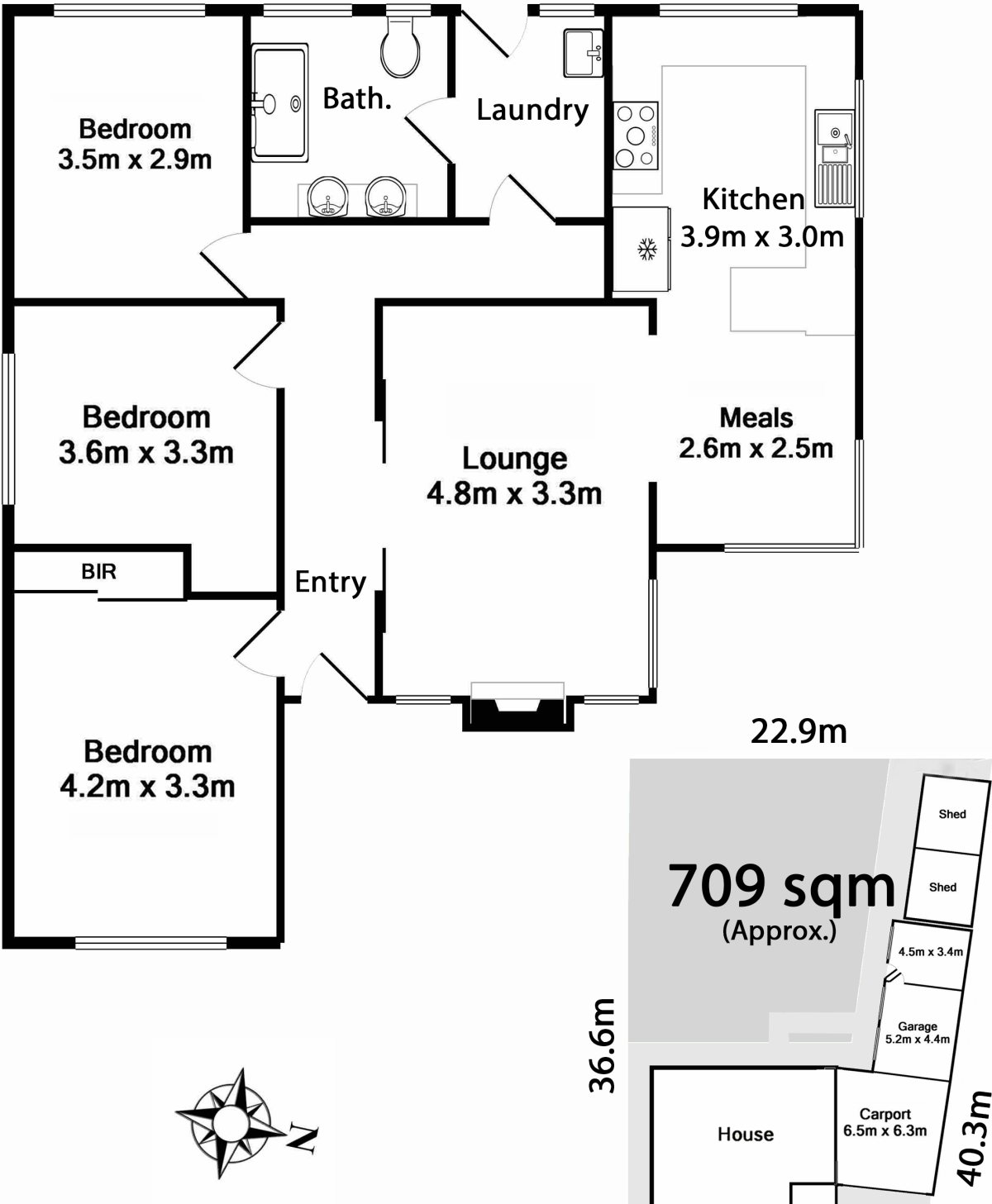
Avondale Heights  
151 Military Road Avondale  
Heights VIC 3034 Australia  
03 9337 5066

It represents great value for developers, investors or families looking at buying in a premium location with sensational future prospects.

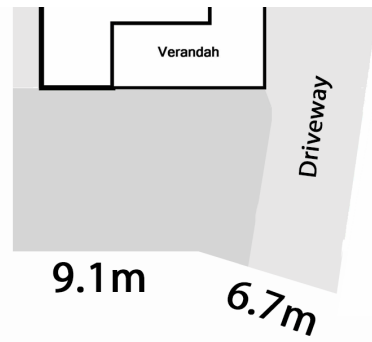
DAVID GIGLIOTTI – 0411 824 854

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

# 11 Cresswold Avenue, AVONDALE HEIGHTS



## Site Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.