



## EXCEPTIONAL DEVELOPMENT OPPORTUNITY!

Proudly offered is this immaculately kept 4-bedroom brick residence that is well worth the wait!

A level block with a preferred north facing backyard on a substantial allotment measuring (694sqm approx) and clear of Melbourne Airport overlay, giving you massive scope to re-develop into a multi-unit site (STCA), rebuild or renovate on this hard to find allotment so close to the shops and main road. The choice is entirely yours to explore all options!

The sizable existing brick veneer home offers a spacious floor plan with 4 bedrooms + study, formal lounge and dining room, central updated bathroom and kitchen with stone benchtops and accompanying meals area, evaporative cooling, gas ducted heating, double length garage, 2 toilets, secondary bathroom to the rear along with added bungalow and plenty of 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.

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.

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<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	1752
<b>Land Area</b>	694 m2

### Agent Details

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**MCONEE VALLEY** REAL ESTATE