



## WITH APPROVED PLANS & PERMITS!

Situated in a sought-after street close to all major amenities, this property offers town planning permit approved for the construction of two townhouses approx. 21sq each and boasting a quality light-filled interior comprising 3 bedrooms (mains with full ensuite & WIR), 3 separate living areas in total, 2 bathrooms, single garage, gourmet kitchen with butlers pantry, and open-plan living/dining through to private courtyard.

The existing brick veneer home comprises of 3 bedrooms, kitchen with ample meals area, large lounge room, central bathroom and much more.

Within walking distance Milleara mall, cafes, restaurants, Public and Private schooling and freeway access it's easy to see why everyone will love this great opportunity where you can be sure of solid future returns.

Currently tenanted for \$320.00pw on a periodic tenancy.

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.

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<b>Price</b>	SOLD for \$725,000
<b>Property Type</b>	residential
<b>Property ID</b>	1994
<b>Land Area</b>	534 m2

### Auction

Saturday 2 November, 11:30 AM

### Agent Details

David Gigliotti - +61411824854

### Office Details

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**MOONEE VALLEY** REAL ESTATE