



## INCREDIBLE DEVELOPMENT OPPORTUNITY - 19.5m FRONTAGE!

A level, substantial allotment measuring some 656m<sup>2</sup> accompanies this classically comfortable home, creating the perfect opportunity for your dream home or to pursue development options all subject to relevant approvals.

Set on a sought after and wide 19.5m frontage and within walking distance to Montgomery Reserve, ample public transport, quality primary and secondary schooling, and only a short drive to Highpoint Sc, Aquatic leisure centre, vibrant and Cosmopolitan Footscray eateries and fresh produce markets.

The potential to live in or to continue to lease out (currently returning \$1,608pcm) while plans for the future come together.

The current home comprises four bedrooms, bright lounge room, sizeable kitchen, central bathroom, single garage and ample car spaces.

An exceptional opening in a Maidstone setting where lifestyle appeal, investment performance and future growth are ideally matched.

DAVID GIGLIOTTI – 0411 824 854

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**Price** SOLD for \$1,035,000  
**Property Type** Residential  
**Property ID** 2604  
**Land Area** 656 m<sup>2</sup>

### Agent Details

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**MCONEE VALLEY** REAL ESTATE

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