



## Alluring Investment with Subdivision Potential (STCA)

For those with inspired property strategies, this alluring angled block on 856m<sup>2</sup> approximately will catch your eye. Initially you'll acquire a return on your investment with a securely leased residence, but let your innovative strategies take shape from here to reinvent as an enviable family home, subdivide and build as per the concept plans, or to entirely reinvent with a townhouse development (STCA)! The existing three-bedroom home is more than comfortable with modern interiors and a deep open backyard. The concept plan proposes a subdivision with a shared common driveway and a new two-storey three-bedroom home incorporating a single garage with off-

3 1 2 856 m<sup>2</sup>

Price SOLD for \$470,000

Property Type Residential

Property ID 1445

Land Area 856 m<sup>2</sup>

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia  
03 9397 8900

street parking, while the existing home would remain the same with off-street parking and a new carport. The existing home includes a contemporary kitchen with L shaped lounge and alfresco pergola, SS appliances, ceiling fan and wall air conditioner with a tranquil cul-de-sac address a short walk from Westmelton Reserve, parkland trails, Melton West and Wedge Park Primary Schools, child care, colleges, transport, shops of convenience and Woodgrove Shopping Centre.



Currently rented for \$16,640 per annum until 25/9/2022.

Check advertised times online or contact Cooper's to arrange your private inspection today.

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.