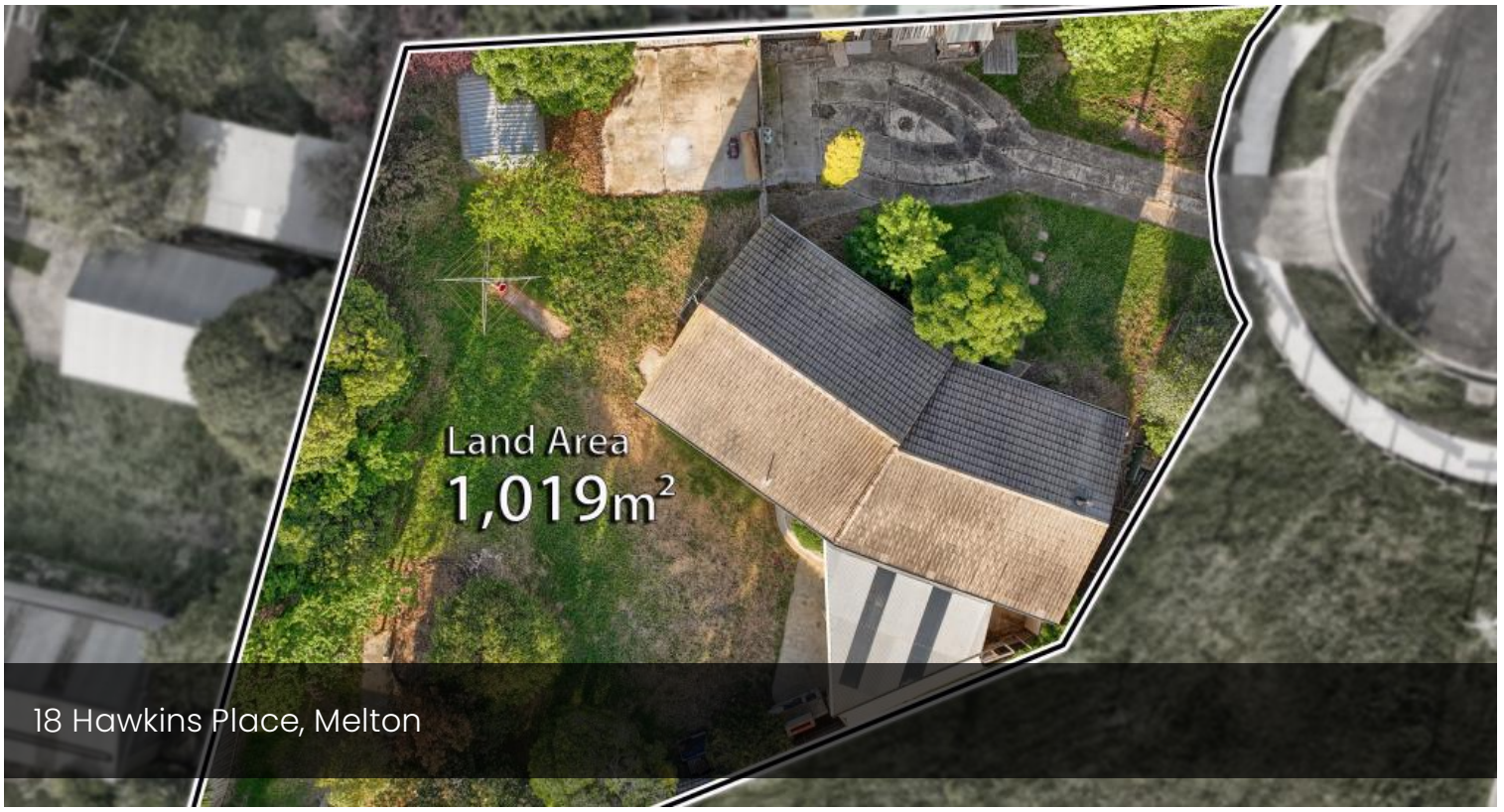








A Rare 1,019m² Super Lot – Secure the Land, Unlock the Future

Opportunities to secure more than a quarter acre of established residential land are becoming increasingly difficult to find, making 18 Hawkins Place, Melton a property with genuine long-term appeal.

Positioned in a quiet court and set on an exceptional allotment of approximately 1,019m², this is a property where the land is unquestionably the star.

The existing three-bedroom home has stood here for more than 50 years and, while now showing its age and requiring improvement, remains a potentially rentable residence. For the astute purchaser, this provides the opportunity to secure an increasingly scarce parcel of land today, with the ability to derive an income while considering its longer-term potential.

3 1 1,019m2

Price	$590,000 - $620,000
Property Type	Residential
Property ID	2303
Land Area	1,019 m2
Floor Area	119 m2

Agent Details

Ross Cooper - 0409 325 411

Office Details

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1,019m² Opens Up the Possibilities

The sheer size of the allotment creates opportunities that simply aren't available with today's increasingly compact residential blocks.

Subject to all relevant council and planning approvals, buyers may wish to investigate the property's potential for future unit or townhouse development, retain the existing dwelling and explore additional accommodation to the rear, or consider the potential for a granny flat/secondary dwelling.

Alternatively, renovate or replace the existing residence and take advantage of an enormous backyard that provides the space increasingly sought after by families.

For the developer, investor, land banker or buyer with an eye firmly on the future, it is the size and scarcity of this landholding that makes 18 Hawkins Place particularly compelling.

Buy the Land of Tomorrow, Today

Melton continues to grow and evolve, while large established residential allotments such as this are becoming harder to replace. Buildings can be renovated, extended or replaced — but you cannot manufacture another 1,019m² of established land.

The existing home comprises approximately 119m² and includes three bedrooms, central bathroom, kitchen, living and dining areas, providing a practical base from which the next owner can determine the property's future.

Property Highlights

- Exceptional 1,019m² allotment (approx.)
- Rare established residential "super lot"
- Quiet court position
- Existing three-bedroom home
- Approximately 119m² residence

- Home is older and requires improvement but offers potential holding/rental value
- Substantial rear yard
- Potential future development opportunity (STCA)
- Potential secondary dwelling/granny flat opportunity (STCA)
- Renovate, rebuild, develop or land-bank for the future
- Close to established schools, shopping, parks, transport and everyday amenities

A Landholding That Could Become a Jewel in the Crown

This isn't simply a three-bedroom home on a large block. It is an opportunity to secure over 1,000m² of increasingly scarce residential land and decide what its next chapter will be.

Whether your vision is to hold, renovate, develop or create something entirely new, 18 Hawkins Place offers the one ingredient that cannot be added later — land, and plenty of it.

Secure it today and let time add to the opportunity.

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.