



# FOR SALE

## START SOMETHING NEW

A sensational setting in one of the area's best loved pockets creates a magnificent opportunity for buyers with vision.

A wide frontage and a 992m<sup>2</sup> (approx) allotment enjoying elevated views, suggests compelling scope for a dream home site (STCA), while further options exist to renovate and improve in this great location.

The original cottage is in a sorry state but comprises: 2 bedrooms, kitchen and central living opening onto enormous deck, separate bathroom and laundry, split air-conditioning and ducted and combustion heating.

An enormous garage/workshop, ample water tank storage and located moments from local pool, Belgrave Village with its shops, cafes, cinema, train and schooling options adds further appeal to this first-class opportunity.

2 BED | 1 BATH | 4 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



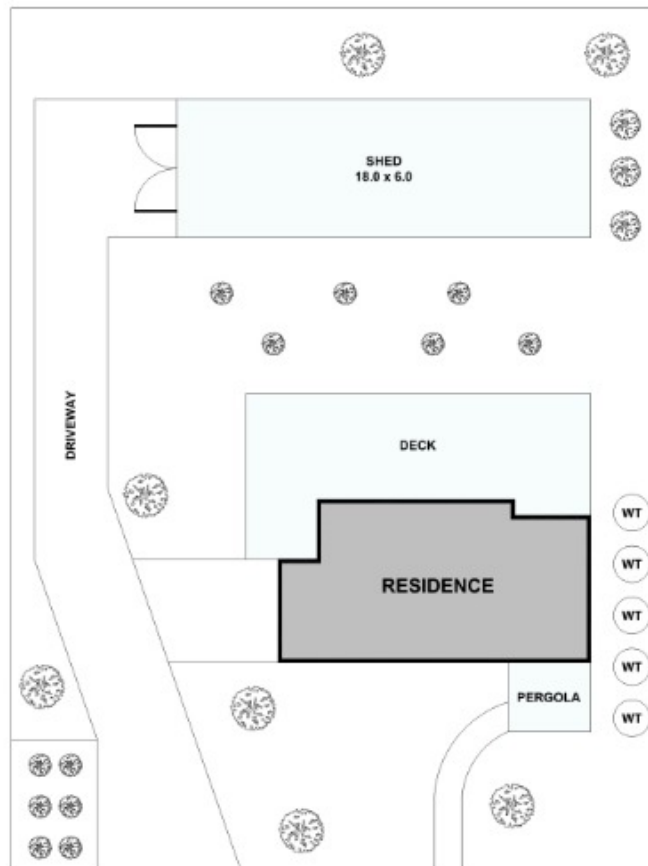
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# 42 Martin Street, Belgrave



SITE PLAN



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.