



FOR SALE

READY, SET, GO! APPROVED FOR 3

Granting the go ahead for builders or developers keen to start their next project, this 1237sqm approx. allotment comes with plans and permits approved to retain the existing home and build two townhouses in the backyard.

Rich with the charms of yesteryear, the current 3-bedroom, 1-bathroom home embraces the beauty of high ceilings and polished floorboards, flowing from the entry hallway through to the lounge room with fireplace and adjoining dining room.

Timber cabinetry adds a timeless ambience throughout the kitchen equipped with stainless steel appliances plus a double sink, while a wonderful L-shaped alfresco deck ensures there's plenty of space for outdoor relaxation.

Outlined in the approved plans are two (2) townhouses, both making use of the backyard space and each comprising three robed bedrooms, including a downstairs master bedroom with walk-in-robe and ensuite, bathroom, two separate toilets plus a laundry.

The open plan kitchen, living and dining zones are designed to spill out onto an alfresco zone, while an upper level retreat provides yet another living space. Superbly topped off by double garaging to the townhouses and the addition of a double carport to the front residence.

Nestled in a quiet court in an suburb that's experienced considerable growth, near Yarra Hills Secondary, Ruskin Park Primary, Yarra Valley Grammar, Mooroolbark & Croydon town centres, Churinga Shopping Centre, golf courses, parkland, trains plus major arterials.

Photo ID required at all open for inspections.

3 BED | 1 BATH | 0 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



Marko Ghattas
0403170130
marko@atrealty.com.au
www.lucianorealty.com.au