



# FOR SALE

## EXPLORE EXCITING OPTIONS

Love the location, relish the opportunity and imagine the scope when you unlock the potential of this 781m<sup>2</sup> (approx.) allotment in a quiet court location. Developers and new home builders will want to snap up this sought after opportunity that is perfect for the construction of a luxurious new home of impressive proportions or replace the existing dwelling with multiple townhouses (STCA). Temporarily occupy or lease-out the current original 2 bedroom home or capitalise on the potential capital gains prospects in this highly regarded and prized area. The exciting options are open to explore, image, create and secure your dream!

Located close to Ashwood College, Holmesglen TAFE, Jordanville & Holmesglen train stations, Gardiners Creek Trail, Chadstone Shopping Centre, Riversdale Golf Club with super easy access onto the Monash freeway.

Call Dennis & Sonjia @realty Team Tana today!

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$1,250,000 - \$1,350,000

**OPEN FOR INSPECTION:**  
N/A



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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.

# 3 Wugga Court, Ashwood

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