



SOLD

A RARE OPPORTUNITY WITH BONUS APPROVED PLANS

Presenting a trio of tempting options, this stylish single level home on 994sqm approx. commands the attention of families seeking to move straight in, while approved plans and permits for a rear unit deliver a spectacular value add opportunity. Alternatively, builders and developers may wish to pursue the proposed plans for three dwellings (two townhouses plus a unit) on the site to create potential for a larger profit margin upon completion (STCA).

Capturing an instant sense of style, the existing home greets you with an open plan ambience that provides the perfect link between the lounge and dining room boasting polished floorboards and the contemporary kitchen and meals zone. Here Caesarstone benches embrace the u-shape design, while quality appliances include an Omega oven, Westinghouse stove and Asko dishwasher, further complemented by soft close drawers and glass splashbacks.

Spilling out through sliding doors, a spacious alfresco entertaining domain offers the perfect place to entertain with friends and children's delight extending out to the huge backyard set on near 1/4 acre.

Along the hallway, the three robed bedrooms are all modern and bright and include a master bedroom with walk-in-robe and ensuite, further served by a family bathroom and full-sized laundry. Additionally complemented by ducted heating and evaporative cooling for year-round comfort, along with modern window furnishings and a double garage.

Outlined in the approved plans, you'll find a 28square, single level home consisting of four robed bedrooms, ensuite, family bathroom with toilet, powder room, central sitting room, private theatre room, open plan kitchen, dining and family room, alfresco zone plus a double garage with internal access.

Suitably situated in a family-friendly precinct, walking distance to a kindergarten and creche, Park Ridge Primary, Rowville Secondary, buses and reserves. Ideally close to IGA, Stud Park Shopping Centre plus both Monash and EastLink Freeways.

Don't miss this rare and exciting opportunity on your dream block of land.

3 BED | 2 BATH | 2 CAR

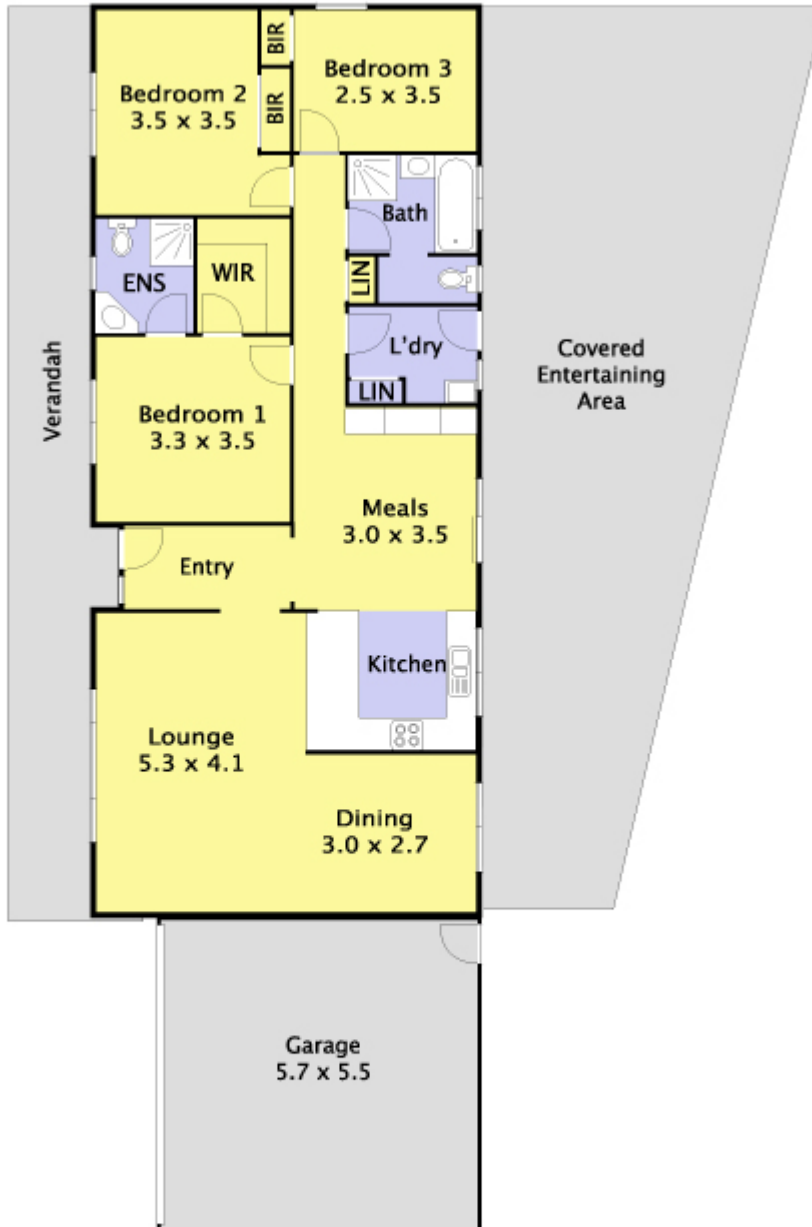
PRICE:
\$1,130,000

OPEN FOR INSPECTION:
N/A



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While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor.

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.