



**SOLD**

## BUILDERS, DEVELOPERS OR INVESTORS DREAM!

The perfect investment and development opportunity

Offering huge potential and numerous possibilities, let your imagination run wild

Renovate, build another dwelling at the back or develop as a multi-unit development site (STCA), the choice is yours

Comprising:

- 3 comfortable bedrooms
- Spacious lounge room
- Combined kitchen & meals area
- Sunroom
- Central bathroom
- Double steel garage
- Large allotment measuring approx. 697m<sup>2</sup>

Situated in a prized location, in the heart of St Albans, within walking distance to buses, St Albans Secondary College, Alfrieda Street shops & cafes and St Albans Train Station

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

**PRICE:**  
\$705,000

**OPEN FOR INSPECTION:**  
N/A



**David Falcone**  
**0413116717**  
davidfalcone@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)