



## FOR SALE

### RARE FIND... INVEST, LAND BANK, RENOVATE OR REDEVELOP (STCA)

This substantial sized (780sqm with 29 metre frontage) character filled family residence is a real winner, with so much potential for owner occupiers/investors & developers alike! Primely located in the sought after suburb of Mount Waverley just moments from buses, train station, trams and stunning parklands/golf courses with a plethora of excellent schooling options at your disposal - your family's lifestyle and children's future is secure! Comprising of a generous floor plan with both formal/casual living spaces, good-sized kitchen and great flow to the undercover alfresco entertaining area - there is plenty of scope here for budding renovators to breathe new life into the property and make it their own. Four bedrooms and two bathrooms accommodate families with ease; while the level, easy-care rear yard provides loads of room for the kids to play. This property boasts great off-street parking with a lock up garage and sufficient space for all the extra toys; in addition to gas/ducted heating, evaporative cooling and ceiling fans. With easy access to popular Mount Waverley Village, Chadstone Shopping Centre, major arterials, Monash University and so much more, this sensational home offers owner occupiers/investors and developers (STCA) alike the opportunity to secure a property with potential plus!

4 BED | 2 BATH | 2 CAR

PRICE:

Sold

OPEN FOR INSPECTION:

N/A



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# 10 Derham Street, Mount Waverley



Not to Scale  
Every care has been taken to verify the accuracy of details in this brochure. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.

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.