

43 ALBERT AVENUE, BORONIA, VIC, 3155



FOR SALE

CORNER BLOCK DEVELOPMENT WITH PERMIT APPROVED

INSPECTIONS BY APPOINTMENT ONLY. PERMIT INFORMATION AND PLANS AVAILABLE UPON REQUEST.

This exceptional property is perfect for developers looking for a lucrative investment opportunity. Situated on a prime corner block, this site has permits approved for the development of four, three-bedroom, two-bathroom townhouses, and one two-bedroom, two-bathroom townhouse, each with its own street frontage. This is a rare find that offers immense potential for those ready to capitalise on its unique features.

The existing house on the property is a charming three-bedroom home, currently rented to a reliable tenant who pays \$1955 per month. The current rental income provides an excellent holding return while you prepare for development, ensuring a steady cash flow from day one. Each of the planned townhouses has been thoughtfully designed to maximize space and functionality, making them highly attractive to future buyers or tenants.

In addition to its development potential, this property boasts a prime location that adds significant value. It's just a short walk to a K-12 college, making it ideal for families. The Boronia Mall and a variety of shops are only 1km away, providing convenient access to everyday necessities. Excellent bus and train services in the area ensure easy commuting and connectivity.

This is an outstanding opportunity for developers to create a modern townhouse complex in a highly sought-after area. With all the permits in place and a great existing tenant, you can hit the ground running.

Don't miss out on this unique chance to invest in a property with substantial development potential in a prime location. Contact us today to arrange a viewing and take the first step towards your next successful project.

3 BED | 1 BATH | 2 CAR

PRICE:
\$900,000

OPEN FOR INSPECTION:
N/A



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