



**SOLD**

## GOLDEN INVESTMENT OPPORTUNITY – HUGE LAND IN TOP LOCATION!

Embrace the perfect blend of comfort and potential in this inviting three-bedroom family home, nestled in the thriving multicultural hub of St Albans. Just 17km northwest of Melbourne's CBD, this property presents an excellent opportunity for both homeowners and investors to secure their slice of this rapidly evolving suburb.

Set on a generous 674 square meter block, this well-maintained home offers plenty of space for growing families. The practical floor plan features three comfortable bedrooms and a central bathroom, creating an ideal layout for modern living. Vehicle accommodation is well catered for with two dedicated carports, providing secure parking for multiple vehicles.

The outdoor space is a true highlight of this property, featuring:

- A versatile entertainment area perfect for hosting family gatherings
- Practical garden sheds for additional storage
- Ample yard space with potential for landscaping or future improvements

Location is a key advantage of this property, offering exceptional convenience to local amenities. St Albans boasts an impressive array of educational options, from primary schools to Victoria University, making it ideal for families prioritizing education. The suburb's three train stations - Ginifer, St Albans, and Keilor Plains - ensure seamless connectivity to Melbourne's CBD and surrounding areas.

The vibrant community atmosphere is enhanced by:

- A bustling commercial precinct along Main Road
- Multiple sporting facilities, including football and soccer clubs
- Beautiful parklands and the Kororoit Creek Trail
- A diverse range of cultural amenities including temples and churches

St Albans' rich multicultural heritage is reflected in its wonderful variety of local shops, eateries, and community facilities. The suburb's continuous development and growth make this property an astute investment in your future. The combination of generous living spaces, outdoor entertaining options, and excellent location creates an appealing package for those seeking their next home or investment property.

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

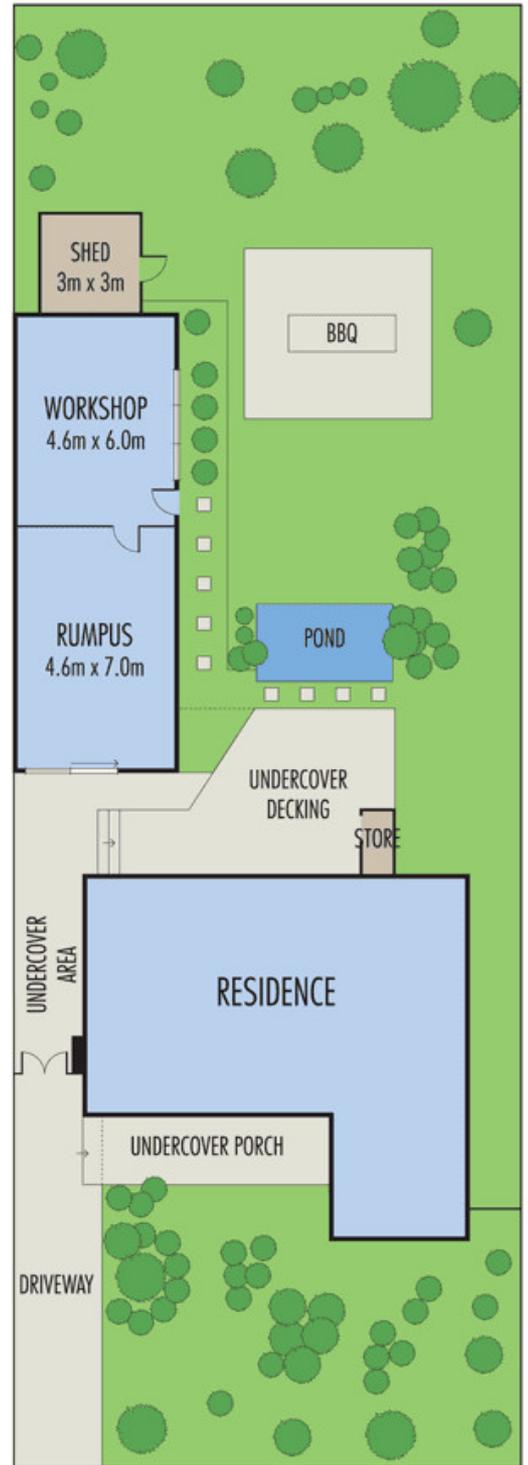
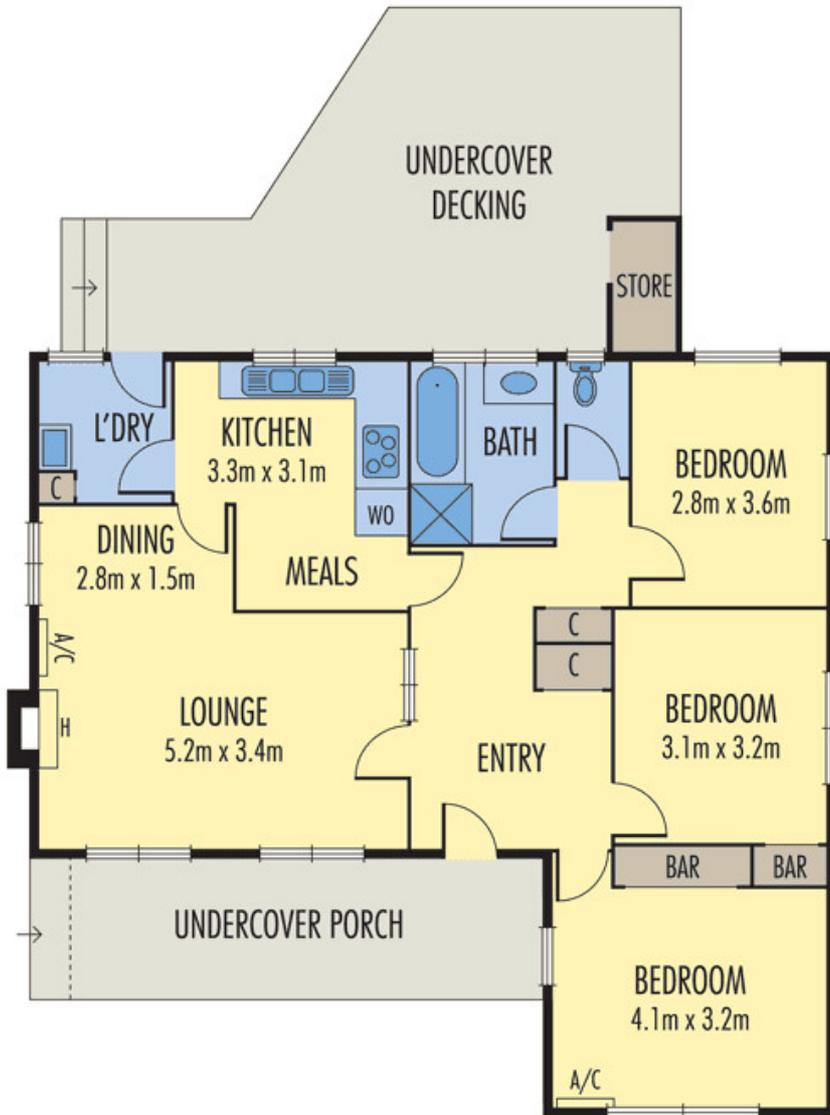
**PRICE:**  
**\$680,000**

**OPEN FOR INSPECTION:**  
**N/A**



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# 5 MOFFAT STREET, ST ALBANS



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.