



## FOR SALE

### - SALE BY NEGOTIATION - 3 DETACHED TOWNHOUSES APPROVAL SECURED

#### Prime Opportunity with Endless Potential

Unlock the true potential of this centrally located gem in Vermont South — a rare opportunity offering both immediate development potential and long-term lifestyle appeal.

Set on an expansive 790m<sup>2</sup> (approx.) block, this property comes with approved plans and permits for three detached townhouses, making it the ideal choice for developers, investors, or visionary home builders.

The existing home presents a fantastic opportunity to renovate, rebuild, or redevelop (STCA).

Inside, you'll find:

- Three spacious bedrooms (main with ensuite)
- Separate central bathroom
- Dedicated study or home office
- Generous kitchen adjoining dining area
- Formal living room
- Double garage plus additional parking space

Perfectly positioned, the home enjoys protection from Burwood Highway via a service road, while being just moments from tram lines, Vermont South Shopping Centre, Bunnings, and a short drive to The Glen, Box Hill, Forest Hill Chase, and Knox shopping precincts.

Families will appreciate the proximity to quality local schools, Deakin University, and easy access to the M3, ensuring absolute convenience in a peaceful setting.

This is a prime opportunity not to be missed!

Enquiry: Danny Huynh 0411 127 832

3 BED | 2 BATH | 4 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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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.