13 LIVERPOOL STREET, BENTLEIGH EAST, VIC, 3165









FOR SALE

PRIME DEVELOPMENT OPPORTUNITY WITH WIDE FRONTAGE AND LONG SETTLEMENT TERMS

INSPECTIONS BY APPOINTMENT ONLY - ENQUIRE NOW TO ARRANGE YOURS!

Positioned in a sought-after pocket of Bentleigh East, this allotment of approximately 653m² presents an outstanding opportunity for developers seeking a straightforward dual occupancy project with strong end value appeal.

With a generous frontage of approximately 16.5 metres, the site lends itself to a side-by-side townhouse development (STCA), allowing for individual street frontage designs that are highly desirable in the current market. The regular shape and depth of approximately 39.5 metres further enhance the efficiency of potential design outcomes.

Zoned NRZ1, the property sits within an established residential streetscape surrounded by quality homes and ongoing redevelopment, providing confidence in both demand and future resale.

The existing dwelling offers a practical layout that could provide holding income or interim use if required, while the true value lies in the land and its development potential.

Adding to the appeal, the property will be offered with flexible long settlement terms, providing developers with valuable time to plan, permit and prepare prior to commencement.

Well located within close proximity to Centre Road shopping strip, Bentleigh Station, Monash Health Moorabbin Hospital, schools including Coatesville Primary School and Bentleigh Secondary College, as well as Chadstone Shopping Centre and local parklands, the position supports strong buyer demand for completed product.

Opportunities of this nature, combining wide frontage, clean dimensions and flexible terms, are increasingly difficult to secure so don't wait - Enquire today!

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

4 BED | 1 BATH | 1 CAR

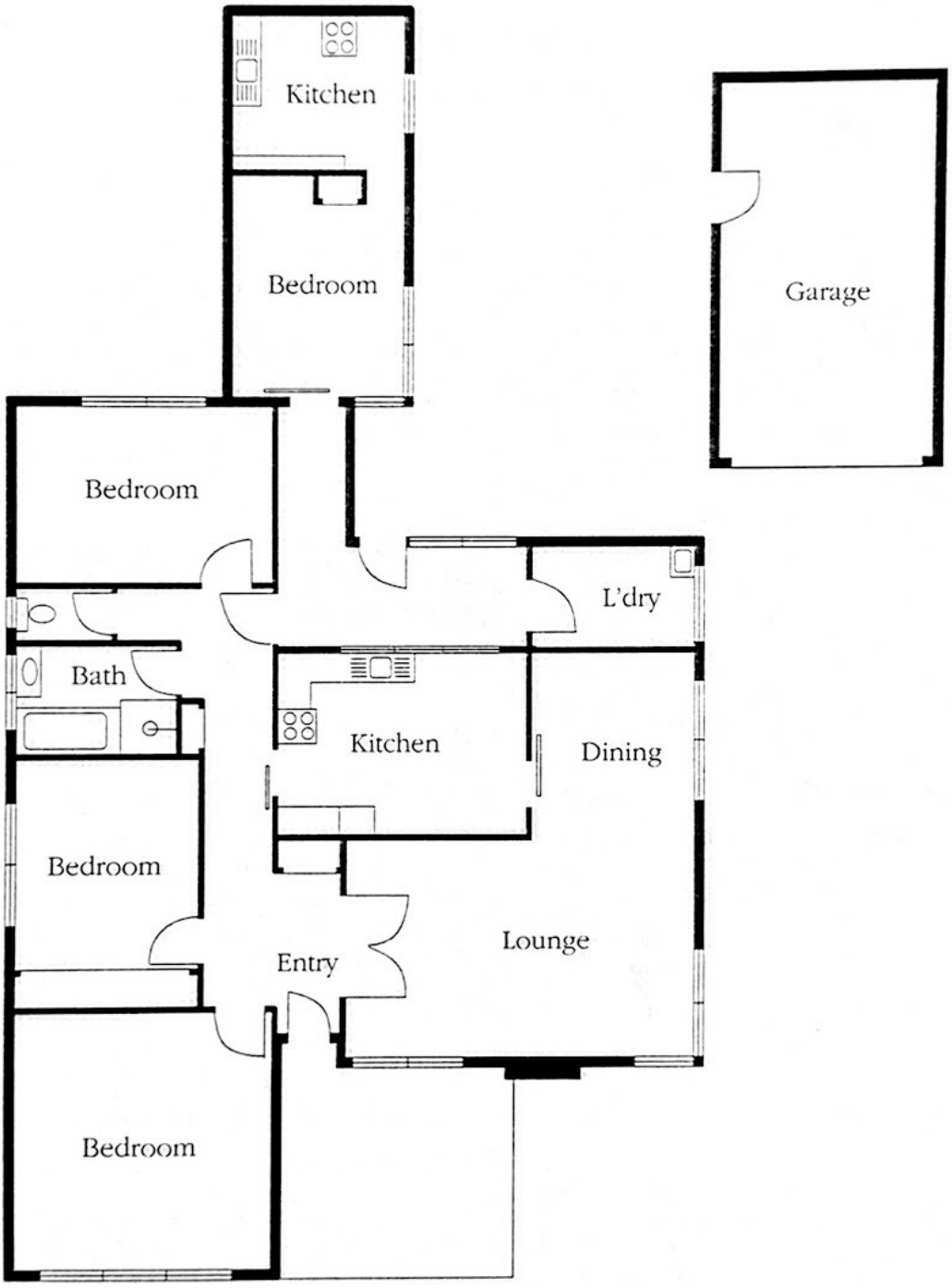
PRICE:
$1,500,000

OPEN FOR INSPECTION:
N/A



Scott Collins
0499005265
scottcollins@atrealty.com.au
scottcollins.com

13 Liverpool Street,
Bentleigh East



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.

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