



# FOR SALE

## PREMIER MULTI-UNIT POTENTIAL ON 777SQM APPROX.

Spectacularly situated on an elevated 777sqm approx. allotment in a sought after street culminating at the delights of Kalparrin Gardens, this comfortable home is set to enthrall developers seeking to capitalize with the construction of multiple dwellings (STCA). Superbly appointed, the existing dwelling is perfect for those seeking to lease out whilst plans and permits are obtained. Comprising two robed bedrooms, one with access through to a rear studio, family bathroom, separate toilet, lounge room with gas heater, kitchen with gas cooking, meals zone, single carport plus massive backyard. All this and in a location that offers enviable convenience, within walking distance to Greensborough Plaza, Greensborough Train Station, buses, parkland plus multiple schools; including Loyola College, St Mary's Primary, Greensborough Primary, Watsonia Primary and Greensborough Secondary.  
Photo ID required at all open for inspections

3 BED | 1 BATH | 2 CAR

### PRICE:

AUCTION in Excess of \$550,000

### OPEN FOR INSPECTION:

N/A



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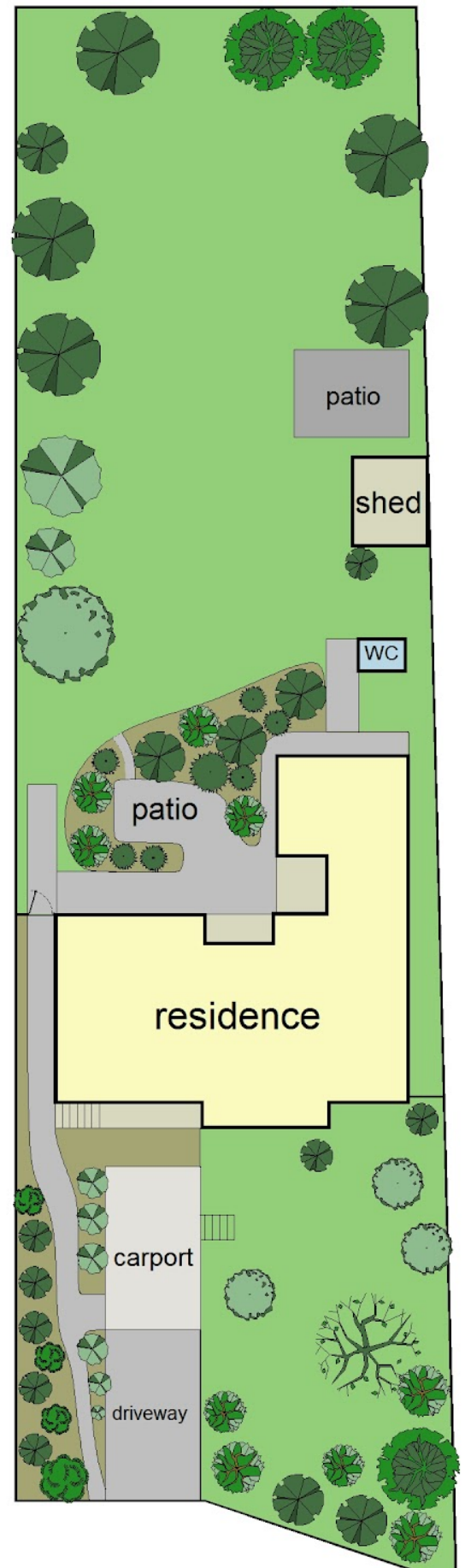
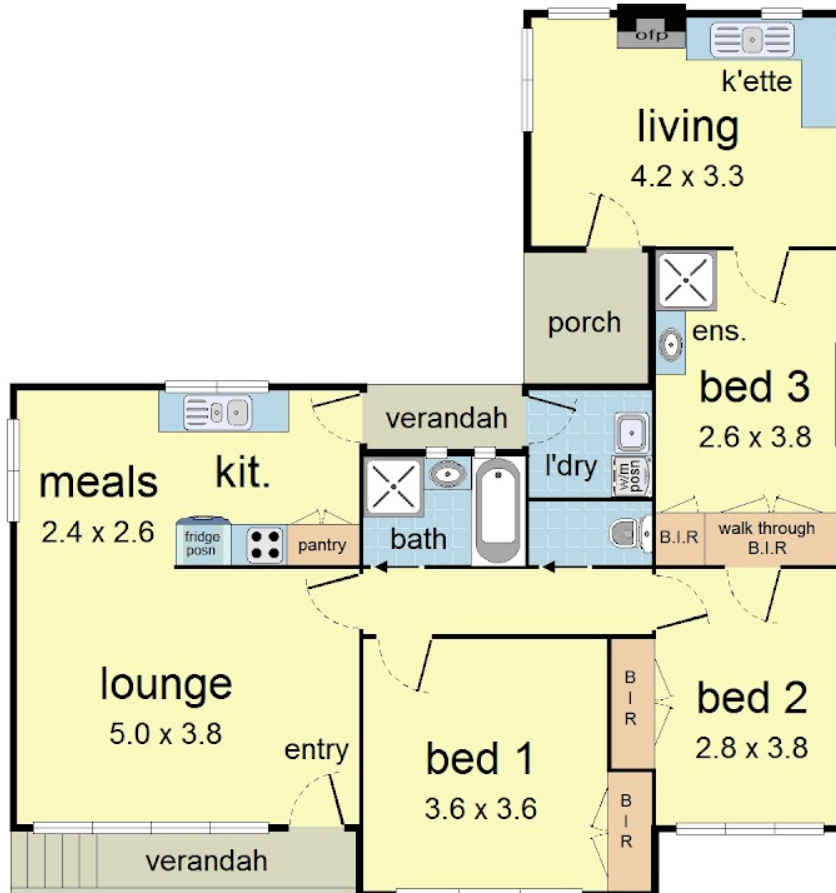


0 1 2 3 4

approx. scale (m)

This plan is a sketch, and all data shown is general only.

NB: All stated dimensions are approximate only & should not be taken as definite.



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.

30 Kemptown Street, Greenborough