



FOR SALE

APPROVED PLANNING PERMIT – LUXURY CREEKSIDE RESIDENCE READY TO BUILD

39 Hilda Street, Essendon VIC 3040

Secure the Site. Skip the Planning. Start Building.

A truly rare opportunity to secure a premium creekside property in one of Essendon's most tightly held locations complete with an approved planning permit for a stunning architect-designed luxury residence.

Positioned on approximately 416m² and backing directly onto the picturesque Moonee Ponds Creek reserve, this exceptional property offers purchasers the opportunity to bypass the lengthy planning process and move one step closer to construction.

Designed by Tomic Design, the approved plans transform the existing home into an impressive split-level luxury residence featuring generous open-plan living, multiple outdoor entertaining spaces, a swimming pool and premium architectural finishes throughout.

With the planning permit already approved and the majority of documentation prepared for a building permit, purchasers simply need to appoint their builder to complete the remaining building permit requirements, including builder's warranty insurance.

Property Highlights

- Approved Planning Permit Included
- Architect-Designed Luxury Residence
- Majority of Building Permit Documentation Completed
- 416m² (approx.) Allotment
- Directly Backing onto Moonee Ponds Creek Reserve
- Premium Essendon Location
- Ideal for Builders, Developers, Owner-Builders and Luxury Home Buyers
- Minutes to Keilor Road, Schools, Transport and Melbourne CBD

Opportunities offering approved planning approval in a blue-chip suburb such as Essendon are exceptionally rare.

4 BED | 2 BATH | 2 CAR

PRICE:

\$1,300,000 - \$1,400,000

OPEN FOR INSPECTION:

N/A



Cameron Borg

0409381872

camborg@atrealty.com.au

urbanrisepropertygroup.com.au