191 POLICE ROAD, MULGRAVE, VIC, 3170









SOLD

FAMILY HAVEN ON POLICE ROAD, MULGRAVE

Proudly positioned on a generous 649m² (approx.) block, 191 Police Road represents an exceptional opportunity for first-home buyers, growing families, smart renovators, and astute developers alike. Located in one of Mulgrave's most connected and fast-growing pockets, this solid 3-bedroom property delivers comfort today alongside massive upside for tomorrow.

The welcoming, functional layout featuring three well-sized bedrooms and a central updated family bathroom. The home ensures year-round climate control with efficient ducted heating and split-system cooling. Whether you choose to move straight in, lease it out, or introduce modern updates over time, this rock-solid property adapts perfectly to your plans.

The Land & Future Value...
The standout feature is the wide, usable allotment. Sitting within the City of Monash and completely free from bushfire, flood, or heritage overlays, the site offers maximum flexibility. Explore options to renovate, build your dream family residence, or capitalize on redevelopment potential (STCA) down the track.

The Location & Lifestyle....
Location (boarding Springvale, just across the road!) is everything, and this address places you in the heart of total convenience & Education: Zoned for highly regarded Albany Rise Primary School and Wellington Secondary College

Connectivity:
Working from home and streaming is seamless with NBN Hybrid Fibre Coaxial (HFC) and strong local 5G coverage.

Amenities:
Enjoy easy access to Monash University, Waverley Gardens Shopping Centre, M1 Freeway, and EastLink links.

Opportunities on large blocks in this rapidly rising corridor are highly sought after and rarely last long. Make your move today and unlock the true potential of 191 Police Road

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

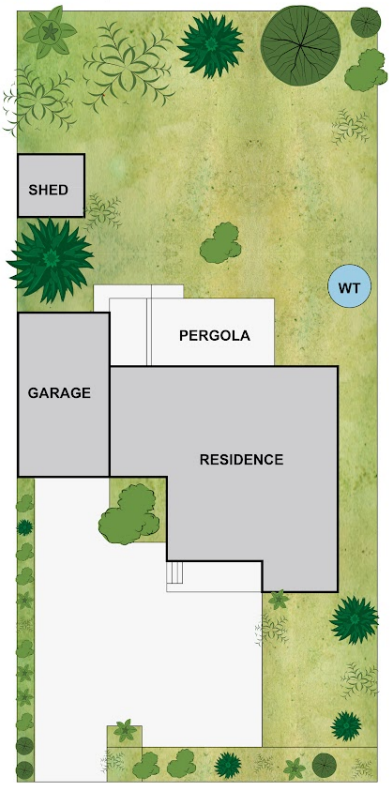
3 BED | 1 BATH | 1 CAR

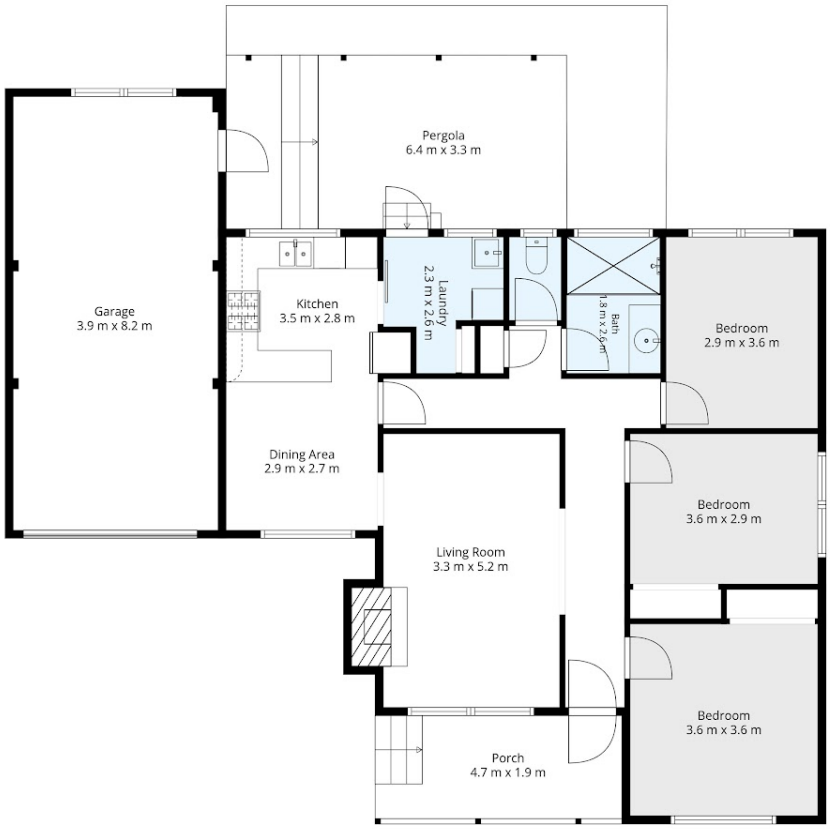
PRICE:
$820,000

OPEN FOR INSPECTION:
N/A



Mel Ahearn
0409183763
mahearn@atrealty.com.au
atrealtypropertysalesgippsland.com.au





191 Police Road, Mulgrave

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, ommision or misstatement

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.

Mel Ahearn
0409183763
mahearn@atrealty.com.au
atrealtypropertysalesgippsland.com.au