







DEVELOPMENT APPROVED - PLANS, PERMITS & SUBDIVISIONS OF (3) BLOCKS & (3) HOUSES APPROVED

Expression of Interest (EOI) Sale - Closing 30 Nov 2021 at 6 pm.

The vendor reserves the right to accept any offer at any time.

READY TO GO! VENDORS SAY SELL!
How often do you find a project with plans and permits approved including subdivisions endorsed and ready to go in an excellent location!

This property provides tremendous many steps forward with the approved permits for (2) Double-storey townhouses (1) Single-storey takes all the Guesswork out and place in Estimated 12 months (approx.) leading time in the initial stages of planning and Council approvals. This exciting development opportunity has a sensational central location. Super Larger block sizes (compare to most other unit development) for each unit and double garages.

The property comprises a rectangular shaped near level site of approximately 982 square meters

- Endorsed Development Plan
- Endorsed Plan of Subdivision
- North Facing block
- No Easement
- Rectangular block
- Near level site

Planning Permit P/2015/6802 allows the construction of
(2) Double-storey and one (1) Single-storey dwelling on the land

UNIT 1 (360m2 approx.) Double-storey 4 Bedrooms, 3 Bathrooms, 2 Car

4 3 2 982m2

Price	SOLD for $1,130,000
Property Type	Residential
Property ID	4079
Land Area	982 m2

Agent Details

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AUSTRALIAN NATIONAL REAL ESTATE

UNIT 2 (204m2 approx.) Double-storey 3 Bedrooms, 3 Bathrooms, 2 Car
UNIT 3 (232m2 approx.) Single-storey 3 Bedrooms, 3 Bathrooms, 2 Car

The townhouses are designed to suit a variety of lifestyles. Each residence has a double garage and a landscaped courtyard for easy living and convenience to suit all lifestyles and budgets.

- Potential Sale of the plan townhouses prior to building.
- Each residence has a double garage (Most developments are single car garages)
- The front house is facing north and has its own driveway,
- 2 x Master bed downstairs, and upstairs with large land.

An excellent opportunity for the future in this peaceful parkside and golf course location, just meters to Kingston Links Golf Course, Stamford Park, buses, and Stud Park Shopping Centre, within minutes of Carribean Gardens, Eastlink, the M1 Freeway, Swinburne University, and Westfield Knox, while surrounded by a selection of local schools, sports facilities, and lakeside parks.

PLEASE NOTE:
- Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.

- Photo ID required at all open for inspections

Disclaimer: Photos supplied with Artist impressions and computer-generated images (3D) are for illustrative purposes only. Does not represent actual measurements and specifications or actual design. However minor changes might always occur at time completion and refer to council endorsed plans and permits.

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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.