

11 Marsden Cres, St Albans, VIC 3021

Contact Danny 0422 576 473

Residential Land



## Central Location | St Albans Station 200m | Concept Plans For

Welcome to 11 Marsden Crescent, St Albans - a prime Residential Growth Zone 1 land, with its close proximity to all the amenities and conveniences, you'll have everything you need right at your doorstep in a highly sought-after location.

### Open for Inspection

By Appointment.

This expansive property boasts a generous land area of 1250m2 (approx.), potential for subdivision (STCA), offering a lifetime opportunity to purchase an allotment of this size in the heart of popular St Albans with so well-connected desirable family friendly facilities. The architecture of this property is designed to maximize its potential, allowing you to create a custom-built masterpiece that perfectly suits your lifestyle and preferences. Whether you envision a contemporary oasis or a traditional haven, this blank canvas awaits your creative touch.

In addition to its exceptional location and architectural potential, this property also offers great value.

This enormous block of land, in a quiet sought after pocket, is located within easy reach of a wide range of schools, childcare, kindergartens, Sunshine Hospital, St Albans train station and bus stop at the door, Victoria University, recreational facilities, St Albans Train station 1 min (180 meters approx.), Victoria University Campus 3 minutes (1.1km approx.), St Albans Secondary College 3 min (1.2Km approx.), St Albans East Primary School 4 min (1.7km approx.) and The Western Ring Road 6 min (3.2km), makes this the perfect winner for your next project!

For further information on the property please contact Raine & Horne St Albans office on 9367 9888 or the agent: Danny Trkulja 0422 576 473 | Bojan Lojanica 0409 186 609 | Fred Fanoscu 0419 384 097

### Listed By

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