

11 Viola Ave, Brooklyn, VIC 3012

Sold - 1/07/2021

House 3 1 1



Opportunity of a Lifetime! 834m2 to Transform or Develop STC

LJ Hooker Point Cook presents 11 Viola Avenue, Brooklyn. Set on a generous 834m2 within booming Brooklyn, this original property offers limitless potential to visionary buyers and is primed for redevelopment S.T.C.A (Subject To Council Approval), with potential to accommodate multiple dwellings. Constructed in 1956, this charming home has been loved for generations and now awaits the transformation of a lifetime. Within proximity of Melbourne CBD, this inner-city retreat offers superb convenience and easy connectivity to Geelong, the Docklands and both Avalon and Tullamarine Airports.

Open for Inspection

By Appointment.

- This single-storey home offers a sunny living room with a gas fireplace feature and carpeted flooring. A detached bungalow provides additional living quarters and has been well-utilized as a home office or separate storage space.
- The kitchen and meals area is bright and welcoming, having accommodated countless family mealtimes with plenty of preparation space, original cabinetry and an upright stove.
- Two spacious bedrooms are offered, each with built-in robes. The central bathroom is traditionally styled and offers a shower, bath and separate toilet.
- This home is set on a generous allotment, encompassing a total of 834m2 (approx.) and providing superb opportunity for development (S.T.C.A). The well-maintained grounds provide leafy surrounds, complete with a paved alfresco for outdoor entertaining.
- Further highlights include a garage, separate laundry, evaporative cooling and wall-mounted air conditioning.

Located just 13-kilometers from Melbourne CBD, the thriving suburb of Brooklyn is a sought-after destination for families and professionals, with local amenities including Altona Gate Shopping Centre, Woolworths Altona North and Altona North Library. For commuters, Tottenham Station, Yarraville Station, an extensive bus network and direct access to major arterials including West Gate Freeway, Princes Freeway and Western Ring Road ensure exceptional weekday convenience. For families, nearby schools include Emmanuel College (St Pauls Campus), Altona North Primary School and Bayside P-12 College (Altona North Campus), while little ones will enjoy Altona Gate Kindergarten and Shine Early Learning Centre Brooklyn.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Listed By
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Listing Number: 3154831