

10 Bowen St, Moonee Ponds, VIC 3039**Private Sale \$2,650,000**House 4  4  4 **So Much Potential On Over 800 Meters Of Land**

Here is a unique opportunity which presents itself in so many ways, it will attract the attention of the discerning buyer. Located only less than 6.5 Km approx from Melbourne's CBD, this outstanding allotment of some 809m2 (approx) is arguably the most versatile property on the market today. Here is a unique opportunity that will provide you with multiple choices. Develop the site into multiple homes, develop the back or side parts and keep and further enhance the existing home, or build townhouses (all STCA). Any option has its rewards.

The facts:

- Existing site of 809m2 (approx)
- Frontage of 20 Meters (approx)
- Development potential on a flat and symmetrical block with side laneway (STCA)
- Development potential for a childcare (STCA)
- 100 Meters (approx) from the Tram stop, and 100 meters approx to a primary school
- Close Proximity to Highpoint shopping and some of the best private schools in the state
- Potential lease return of \$62,570.00 PA approx

Comprising of:

- 3 phase power
- 4 bedrooms 4 bathrooms and 4 parking spaces
- Multiple split systems and a gas fire place
- Gas heated swimming pool
- Two bedrooms in Main house which can split into two separate units
- Two additional self contained bungalows at the rear
- Garage for two cars via front entrance with remote control
- Sideline access via laneway to a double carport
- Rear garden with productive fruit trees

Main home has been fully re plastered and rewired. Roof has been sealed, original floorboards have been polished and stained. Front yard has been fully paved with original bricks

Listed By

Abdel Elagaty

Open for Inspection

By Appointment.

