

1 & 2/34b Poath Road, Hughesdale, Vic 3166



Sold House

Wednesday, 20 September 2023

1 & 2/34b Poath Road, Hughesdale, Vic 3166

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 613 m2

Type: House



Yan Dosen
0452661029



Leor Bar
0433820469

\$1,600,000

A rare & exciting prospect is ready & waiting with this exceptional opportunity to acquire either one or both of these well-presented, generously proportioned, solid brick, separately titled homes. Conveniently located in the heart of Hughesdale on a combined 613m²* of prime GRZ2 land that lends itself to developers building a luxury home, townhouses or units (STCA). Alternatively, it offers investors an incredible opportunity to buy one or both & immediately bring in a rental income or presents a fabulous entry opportunity for first home buyers or even an opportunity to have extended family close by in separate homes - the options are endless! Unit 1 comprises a private front garden, open plan living & dining room with built-in cabinetry served by a solid well equipped timber kitchen (including dishwasher) with good storage, two comfortable bedrooms with built-in robes, a central bathroom with separate toilet, split system heating/cooling, ducted heating, floating floor boards, a separate laundry with courtyard access, roller shutters on most windows & a single lock up garage. Unit 2 a two-storey townhouse at the rear features an open plan living & dining zone served by a functional spacious kitchen (with dishwasher), an additional living/work from home space, three upstairs bedrooms with built-in robes, a central bathroom, additional toilet, under stair storage, floating floorboards, gas heating, a separate laundry with rear garden access, roller shutters on most windows & a single lock up garage. Brilliantly positioned for a vibrant, convenient lifestyle within walking distance to Hughesdale train station, local shops, restaurants & cafes as well as easy access to Monash University & Chadstone Shopping Centre. *Approximate title dimensions