

# 1 Fitzroy Street, Laverton, Vic 3028



## Sold House

Monday, 14 August 2023

1 Fitzroy Street, Laverton, Vic 3028

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sunny Kumar  
0433002485



Daniel Kennedy  
0439391073

**\$585,000**

Stockdale & Leggo is proud to present you 1 Fitzroy Street, Laverton the perfect opportunity to own the fantastic investment/development site located within 1 minute walking distance to train station. Comes under the new residential growth zone which brings huge development potential in future. We have done the pre-work for you by proposing Concept plans for 4 Units on this block. Please find attached Concept Plan in the photos (PLEASE NOTE THESE ARE NOT APPROVED PLANS AND ARE SUBJECT TO COUNCIL APPROVAL.) Located in a peaceful slice of Laverton with easy access to public transport, multiple freeway entrances and exits, local shops, the infamous Laverton market, a booming industrial sector and the CBD this property sits in the heart of Melbourne's rapidly growing west. Features of this property include;- Two spacious bedrooms- Central bathroom - Double carport- Formal lounge- Hardwood timber flooring throughout the house.- Large garden & outdoor area- Open-plan living and dining area High demand for such properties BOOK NOW for inspection. Future development potential is huge property being only minutes away from amenities such as Laverton shops within 400m. Laverton station 50m walk, close to the freeway for instant access and 25 minutes away from the city. Laverton as a suburb is primed to outperform the Melbourne real estate market in 2022 after coming in at number 5 on the Herald Suns '2022 suburb to watch list' the time has certainly never been better to purchase your very own slice. Don't miss this perfect opportunity, it will not last long. Give Sunny Kumar a call on 0433002485 or Daniel Kennedy on 0439391073 to book an inspection. PLEASE NOTE: Open for inspection times are subject to change or cancellation without notice. We suggest checking the open inspection time online on the day of inspection. Disclaimer: Photo ID Required at Inspections Please wear masks All measurements are approximate only Please see the below link for an up-to-date copy of the Due Diligence Check List:  
<http://www.consumer.vic.gov.au/duediligencechecklist>