

# 1 Moonya Road, Carnegie, Vic 3163



## House For Sale

Wednesday, 3 April 2024

1 Moonya Road, Carnegie, Vic 3163

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 930 m2

Type: House



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## **\$1.5M-\$1.65M AUCTION THIS SATURDAY!**

With its highly sought after North facing aspect, this superb Californian bungalow, on a generous 930sqm flat, rectangular allotment, offers several options for homebuyers, investors and developers. The spacious home has much more to offer than just its character. Flooded with natural light, the generously sized rooms allow for easy family living. Featuring 2 bathrooms, 3 bedrooms and a well-appointed kitchen, investors will be drawn to liveability that the home presents. For the homeowner looking to put down their roots, the scope for improvement is vast, with renovation or extension options (STCA) something to consider. At 930sqm, the oversized land lends itself to many development options, some of which would include the construction of a palatial family home, taking advantage of the land size to accommodate a magnificent backyard with botanic views or a sparkling inground pool setting. Subdivision and the option for multiple townhouses (STCA) is another alternative that would see the astute developer take advantage of the current housing shortage to maximise the value with the sought after location. The home offers split system heating & cooling options with plenty of off-street parking. Ideally positioned a short distance to Koornang Park, with tram and bus access nearby, plus a short distance to local shops, restaurants, Carnegie train station and highly sought after government schools.