

**105 Conrad Street, St Albans, Vic 3021**



**House For Sale**

Thursday, 30 May 2024

105 Conrad Street, St Albans, Vic 3021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Andy Nguyen  
0393641888



Hugh Huynh  
0434848987

**\$630,000 - \$670,000**

Discover a prime development opportunity with this exceptional property, boasting approximately 768m<sup>2</sup> of land. Perfectly suited for investors or first home buyers, this renovated home offers immense potential. The property allows for the construction of up to four townhouses by knocking down the existing front house or the possibility to retain the front house and build two additional townhouses at the rear, accessible via a driveway exceeding 3 meters in width (Subject to Council Approval, STCA). The existing residence is in excellent condition, featuring three well-appointed bedrooms with built-in wardrobes, a central bathroom, and a modern kitchen that seamlessly integrates with the dining area. This open layout extends to a spacious backyard, ideal for relaxation or entertaining. Location is key, and this property does not disappoint. Situated within walking distance to both primary and secondary schools, it offers convenience for families. Commuters will appreciate the proximity to public transportation, with Keilor Plains Station just 500 meters away and St Albans Station 1.2 kilometres from the property. Additionally, the Brimbank Aquatic & Wellness Centre and Keilor Plaza Shopping Centre are a mere 800 meters away, providing easy access to shopping, dining, and recreational facilities. This property presents a unique blend of current liveability and future development potential. Whether you choose to move in, rent it out, or embark on a new development project, this versatile property is an opportunity not to be missed. Act now to secure a valuable asset in a thriving community. **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information, but it does not constitute any representation by the landlord/agent and agency