

**109 Jolimont Road, Vermont, Vic 3133**



**Sold House**

Friday, 11 August 2023

109 Jolimont Road, Vermont, Vic 3133

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 602 m2**

**Type: House**



Jimmy Lu

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**\$1,085,000**

A high side position along Jolimont's sweeping streetscape to The Police Academy welcomes you to the school zone for top ranking Vermont Secondary College (STSA), on the fringe of the upcoming \$10million Healesville Fwy Reserve which will add 35 hectares of parkland stretching from Springvale Road in Forest Hill to the Morack Public Golf Course in Vermont. The 3-bedroom brick veneer offers a bright open plan north facing kitchen, big windows in the central living room for natural light, and the development potential of a 602 sqms (approx.) rectangular block with a blank canvas tree-free yard (STCA). Hardwood floors, an updated vanity, upright cooker in the kitchen, and central heating present easy living comfort in the classic blonde brick veneer. Currently tenanted while you consider your options, the property sets you up to rent, renovate or redevelop in this well-serviced pocket, surrounded by parkland, in walking distance to Emmaus College, Parkmore Primary, Vermont Primary and Vermont Secondary College, as well as shops, restaurants and transport connections at Vermont South Shopping Centre and Brentford Square.