

# 11 Arden Court, Seaford, Vic 3198



## Sold House

Saturday, 13 April 2024

11 Arden Court, Seaford, Vic 3198

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 652 m2

Type: House



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**\$714,000**

No, it's not a misprint, at this price you are only literally paying land value for a property located on 652sqm of land in a quiet court within walking distance of the beach. Now, the home may be original and have a few holes in the carpet and a few drawers missing from the kitchen, but it is on a concrete slab, its brick veneer, with a tiled roof and is screaming for a full renovation. Consider this, similar homes in the area that have been renovated on blocks this size have sold for well over \$1,000,000. This is a cracker of an opportunity for someone who isn't scared of a little hard work and ideally is handy enough to do some of the renovations themselves. A great family friendly location where you can walk to the local beaches, schools, shops, cafes, train station and Seaford Wetlands. This is your chance to secure a home close to the beach and all amenities at land value. Be quick, as this one will fly. • Original three-bedroom family home on a large 652sqm block. • Screaming for a renovation, fix it up and reap the rewards. • Potential for a two-property development. • Located in a quiet family friendly area at the bowl of a court. • Only three minutes' walk to the beach, schools, shops, cafes & transport. • Be quick, there isn't another one like this on the horizon. (All development is subject to approval from council and other relevant authorities including Melbourne Water)