

**11 Brownhill Street, Bundoora, Vic 3083**



**House For Sale**

Saturday, 2 December 2023

**11 Brownhill Street, Bundoora, Vic 3083**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 605 m2**

**Type: House**



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**\$730,000 - \$790,000**

Here is your chance to acquire a great property with development potential, located in the heart of Bundoora and only a short stroll to Tram 86. Shopping options are endless with Bundoora Square, Polaris, Uni Hill at your fingertips & Bundoora Primary & Secondary, Parade or Loyola College as well as many more are all within reach from this absolute standout opportunity. This 3 bedroom property includes approved plans and permits for 2 townhouses ready to build!

Features to the existing home include modernised kitchen, spacious living area and a renovated bathroom and 2 toilets.

DWELLING ONE (1) DWELLING SIZE: 187.77 SQM GROUND FLOOR: 145.74 SQM FIRST FLOOR: 99.77

SQM BEDROOMS: 4 BATHROOMS: 4 OFF STREET PARKING: 2 FRONT SETBACK: 85.30 SQM PRIVATE OPEN SPACE:

43.65 SQM BALCONY: 13.31 SQM DWELLING TWO (2) DWELLING SIZE: 240.54 SQM GROUND FLOOR: 138.90

SQM FIRST FLOOR: 101.64 SQM BEDROOMS: 4 BATHROOMS: 4 OFF STREET PARKING: 2 COURTYARD : 9.47

SQM PRIVATE OPEN SPACE: 71.17 SQM BALCONY: 10.40 SQM TOTAL ALLOTMENT SIZE: 604.00 SQM TOTAL GROUND

AREA: 284.64 SQM This property is perfect for the keen developer, without much risk to an investor with a sharp eye for

property with further potential. Don't miss this opportunity, inspect now.