

**11 Miller Street, Fawkner, Vic 3060**



**House For Sale**

Thursday, 28 March 2024

**11 Miller Street, Fawkner, Vic 3060**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



Ali Faour  
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Melissa Abela  
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**Auction \$590,000-\$640,000**

**\*\* Property will only be available for inspection through private appointment.\*\*\***In an ideal Fawkner location, with Significant Development Potential (STCA) this property will appeal to the most astute home buyer and investor alike. Bring the existing home back to its former glory, better than ever or Knock it down and rebuild, taking advantage of flat, well-proportioned 652m<sup>2</sup> land dimensions in this idyllic Fawkner locale. Outside, you'll find plenty of privacy in the great sized back yard. There is a double garage, and driveway for up to 4 cars. Invest or develop. The choice is yours. Do not Miss out, call Now to Inspect!**SPECIFICATIONS:-** Existing home in need of renovations- Land size 652m<sup>2</sup> approx. - Kitchen - Living- Sunroom- 3 Bedrooms - Bathroom- Huge allotment for you to rebuild or develop (STCA)- Zoning: General Residential Zone - Schedule 1- Municipality: City of Merri-bek**LOCATION BENEFITS:-** In an absolute prime location close to many schools and family precincts, only minutes' drive to popular Sydney Rd shopping & Fawkner Station and local gyms-Just a short stroll to Merri Creek Trail, close to shops, Public transport and schools including Darul Ulum College & John Fawkner College.- With Fawkner being located 12.5km's approx. to CBD with terrific City Link, Ring Road, airport and Hume Hwy access**PREFERRED SALE TERMS**DEPOSIT:- 5-10%**SETTLEMENT:-** 30/45/60 days