

# 115 Gladstone Road, Dandenong North, Vic 3175



## Unit For Sale

Sunday, 31 March 2024

115 Gladstone Road, Dandenong North, Vic 3175

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nick Huang  
0421283492



Sajad Hassan  
0431740585

**\$470,000 - \$517,000**

Attention builders, developers, and investors, seize this incredible opportunity! Forget waiting for approvals; this property comes with approved ready-to-build plans and permits for 1 x 2-bedroom and 1 x 3-bedroom double-story townhouses at the rear. Existing property currently tenanted with a reliable long-term tenant eager to stay, you'll enjoy a steady rental income of \$1,868.00 pcm while you build 2 townhouses. What sets this property apart? It's a corner block, ensuring each unit has its own frontage, eliminating the need for Owners Corporation fees-a rare find indeed.Strategically located near Lyndale Primary and Secondary Colleges, just a short drive from Dandenong Plaza and Waverley Garden Shopping Centre, and conveniently close to the freeway, this property offers unparalleled convenience.The possibilities are endless:• Keep renting the existing 3-bedroom property while building at the rear.• Sell the existing property to fund the construction of two townhouses.• Build two townhouses side by side for rental income or sale.• Occupy one townhouse and sell the existing property and the other townhouse.The choice is yours, and the potential is limitless.The existing property boasts a spacious formal lounge, three generous bedrooms, a well-appointed bathroom, separate toilet, formal meals area, and a kitchen equipped with a gas stove-all bathed in abundant natural light. You can buy existing 3 bedroom property or buy existing property plus 2 block of land with plans & permits. Opportunities like this are rare and fleeting. Don't miss out-schedule your inspection today and unlock the potential of this exceptional property! TO VIEW THE CONSUMER AFFAIRS DUE DILIGENCE CHECKLIST PLEASE VISIT

<http://www.consumer.vic.gov.au/duediligencechecklist>Note: Photo I.D. is required at all inspections. Disclaimer: Every precaution has been taken to ensure the accuracy of the above information, but it does not constitute any representation by the vendor or the agent. Prospect purchasers should make their own inquiries to verify the information contained in this document.