

# 12 Kanooka Grove, Doveton, Vic 3177



## Sold House

Thursday, 17 August 2023

12 Kanooka Grove, Doveton, Vic 3177

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 758 m2

Type: House



Nick Ivkovic

0433596665

**\$610,000**

Great opportunity for investors! Occupying a large 758m<sup>2</sup> block in Melbourne's sprawling outer south-east, is a modest brick home awaiting a new chapter. A great opportunity to capitalise on land value by way of a renovation, dream home rebuild or a dual occupancy redevelopment with approved plans to build another dwelling. Today the property offers a near original 2 bedroom, 1 bathroom brick abode with great potential. Given its excellent locality, an investment here will deliver a myriad of rewards for the lucky buyer. Modest in layout, the home features open plan living and dining serviced by an updated kitchen with plenty of bench and storage space. Furthermore, there are 2 robed bedrooms, a shared bathroom, separate water closet and a laundry with external access. Boasting timber flooring, carpeted bedrooms, a split system unit, a huge driveway with capacity to accommodate multiple vehicles, a large storage shed and a generous backyard. Conveniently located within walking distance to a bus network, Kanooka Grove Reserve Playground, Robinson Reserve, Autumn Place shops and eateries and Holy Family Primary School. Enjoying proximity to Doveton College, Dandenong Plaza, Dandenong Market and Dandenong Station. Please call Lei Asuncion on 0432 975 666 or Nick Ivkovic on 0433 596 665 to book for a private inspection.