

**12 Prince Andrew Avenue, Lalor, Vic 3075**



**House For Sale**

Friday, 1 December 2023

12 Prince Andrew Avenue, Lalor, Vic 3075

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 690 m2**

**Type: House**



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Katie Petsinis

## Approved Plans & Permits -3 Double Story Dwellings

**TAKE A PEEK:-** A sensationally positioned 690sqm (approx.) allotment- Original three-bedroom home provides immediate investment return if desired- Highly sought after Lalor location close to Lalor Shopping Centre, Lalor primary school and Lalor Train Station as well as just 3km (approx) from the Metropolitan Ring Road- The perfect multi-dwelling dev. site with approved plans and permits for three double-storey dwellings**LOOK INSIDE:-** Presenting immediate rental return for those who wish to secure now and build later- The all-original home provides accommodation across three bedrooms and two-bathrooms, ideal for the DIY'er seeking a labour of love- With multiple living zones and a central kitchen with modern appliances- Approved plans for a multi-dwelling development site consisting of three double-storey townhouses- Each with three bedrooms, two bathrooms, ground-floor entertaining and guest powder room- The new development will appeal to a lifestyle of low-maintenance with high-end finishes and contemporary design- Plans are available to view upon request**THE AREA:-** Zoned under 'General Residential Zone - Schedule 1'- Positioned within the Whittlesea City Council- Walking distance to Lalor Primary and Secondary College, St Luke's Primary School, Train Station and retail precinct- Situated within moments from public transport, retail, cafes and bakeries, and medical clinics**THE CLOSER:-** A flat 690sqm (approx.) allotment with approved plans and permits for a multi-dwelling (x3) double-storey development- Sensationally-placed to easily access many local amenities all on foot, including schools, retail and cafes- An all-original home of three-bedrooms, 2-bathrooms with immediate investment return- An ideal offering for astute developers, DIY'ers or project-seekers\* **NOTE : PHOTO I.D REQUIRED AT ALL OPEN FOR INSPECTIONS** \***DISCLAIMER :** Please note that all dimensions are approximate only and the particulars given are for information only & do not constitute any direct representation on the part of the agent or vendor. All interested parties are required to make their own direct enquiries to verify and confirm the information provided. While every effort has been made to ensure the information provided is correct, NOSTRO Real Estate is not responsible for any inaccuracies.<https://www.consumer.vic.gov.au/duediligencechecklist>