

**13 Arnott Street, Mont Albert North, Vic 3129**



**Sold House**

Wednesday, 31 January 2024

13 Arnott Street, Mont Albert North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



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**\$1,601,000**

This timeless home offers a tremendous opportunity to secure a sizeable block in a peaceful, family-friendly location. Central to the Eastern Freeway, Koonung Creek Trail, Westfield Doncaster, Box Hill Central, and charming Gawler Chain Playground, there is no better location for a brilliant new venture. For renovators, there is plenty of potential here to create the perfect family abode. With a classic double-fronted design and interior equipped with hardwood flooring, spacious lounge with floor to ceiling windows, original kitchen with gas freestanding cooker, bright bedrooms, and a retro pink bathroom, this vintage home is ready for a new vision. For developers, this desirable pocket is the perfect position to put property plans into action (STCA). With GRZ zoning, a gently undulating north-facing landscape with no significant trees, elevated outlooks, established rock walls, off-street parking, and an original home to work with, this charming property offers options to rent out or reside in while you strategise your next step. A bounty of opportunity in the best position near bus transport, Balwyn East Shopping precinct, Box Hill North Primary, and Koonung Secondary College, this property is a premium investment. With original homes more elusive than ever, prompt inspection is recommended. Plan your viewing today.