

**13 Meldrum Court, Sunbury, Vic 3429**



**House For Sale**

Wednesday, 6 December 2023

**13 Meldrum Court, Sunbury, Vic 3429**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 932 m2**

**Type: House**



Debbie Hollibone  
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Aaron Hill  
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**\$570,000 - \$620,000**

Awesome opportunity! This project literally needs nothing but you. Ideally situated near the Melba Avenue shops and close to Aldi Complex. Surrounded by nearby schools, local bus transport and easy access to our Township centre including Metro, V-Line and short distance to Calder Freeway. An enormous allotment of approx. 932m<sup>2</sup> comprising of a solid well maintained existing residence which will be retained in the project. The home features 3 bedrooms all with built in robes, separate lounge, kitchen and meals area and a double garage at the rear of the property. The real bonus is the Council approved plans and permit for one double-storey townhouse and one single storey unit. The double storey offers 3 bedrooms upstairs, spacious open plan kitchen/dining/living area, two bathrooms, plus powder room, retreat area, double garage and private garden space. The single storey unit comprises of two bedrooms and spacious living and kitchen area and garage. The well executed design will reap maximum benefits given the existing home will be retained separately and the rear townhouse and Unit just sharing a common driveway. Sink your teeth into a rewarding project or collect rent from the existing home while timing your next move. Or just take advantage of this large allotment as is. All documentation available at our office for your perusal. This is just too good to miss!