

**14 Perth Avenue, Albion, Vic 3020**



**House For Sale**

Tuesday, 6 February 2024

14 Perth Avenue, Albion, Vic 3020

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Carlo Puglia

**\$690,000 - \$750,000**

If ever there was an opportunity to secure a brilliantly located property in a great neighbourhood, this would be it! In need of repair BUT delivering huge appeal, this is an excellent opportunity to claim a potential-rich piece of real estate that lends itself to a host of options. Think of the future! Positioned on a vast parcel of land measuring approx. 697sqm, it offers a blank canvas for keen renovators to roll up their sleeves and add their own designer flair, whilst families looking to build their forever home or developers keen to start a new project will also be impressed with the 15.3m frontage ideally suited for a side-by-side development or a 3-townhouse development (STCA). Original home showcases a traditional floorplan with 2 bedrooms, L-shape lounge/ dining area, kitchen and a central family bathroom. Prime location... A short drive to Sunshine's vibrant shopping and café precinct and the Western Ring Road for easy access to Melbourne CBD. A short walk to Selwyn Park, the very popular Perth Avenue shops and cafés, Albion Train station, bus services and Albion Primary School. You'll be kicking yourself if you miss this one!