

14 The Crescent, Belgrave Heights, Vic 3160



House For Sale

Wednesday, 28 February 2024

14 The Crescent, Belgrave Heights, Vic 3160

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2353 m2

Type: House



Jan Brewster
0409558805

\$665,000 - \$715,000

Have you been looking for a flat ½ acre approx. (2,353 sqm) block which slopes away at the back with a northerly aspect captivating all day sunshine and with all services connected, then 14 The Crescent could be for you! This fabulous location has beautiful valley views, is surrounded by quality homes, and can accommodate off street parking for multiple cars, caravan, or boat. Convenience is another highlight, with this address being within walking distance to day care facilities and primary school, bus stop, shops, and the proximity to Belgrave-Hallam Road with easy access onto Wellington Road for those that work in the CBD. Also, adding to the appeal is the short drive into Belgrave Central with all the amenities, including, train station, doctors, schools, and all other services. The opportunity exists to renovate (yes there is a lot of work) but the property is sound having been re-stumped with steel and concrete stumps creating a very sound foundation. Having a good location with usable land is always highly sought after, so come and inspect this opportunity for yourself. It is our opinion that if this property were offered for rent in the current market, it would achieve \$440 - \$490 (based on current condition, no work being done) <https://www.consumer.vic.gov.au/duediligencechecklist> Please note: All property details listed were current at the time of publishing.