

**15 Dudley Street, Mitcham, Vic 3132**



**House For Sale**

Thursday, 11 January 2024

15 Dudley Street, Mitcham, Vic 3132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 848 m2**

**Type: House**



Mike Muncey  
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## **\$1,000,000 - \$1,100,000**

Introducing a fabulous opportunity in the heart of Mitcham, this property offers a wealth of potential for investors, renovators and first-home buyers alike. This charming 3-bedroom, 1-bathroom house is bursting with character and opportunity, presenting the perfect canvas to craft your dream home or secure a solid investment in a sought-after neighbourhood. Boasting a spacious 2-car carport, generously sized bedrooms with wooden floorboards, split system cooling in the open-plan living/dining area, as well as multiple wall heaters, this delightful home promises to deliver comfort and style. The private enclosed porch overlooks the spacious and low-maintenance backyard, creating an idyllic setting for outdoor entertaining. Furthermore, the property features a large shed with ample storage, further enhancing the practicality of this lovely abode. For those with an eye for development, this property sits on 848 sqm (approx) of land and presents a brilliant opportunity (STCA) to make your mark in this prime location. A renovator's dream, it is just waiting for you to inject your flair and vision. Nestled in a family-friendly pocket of Mitcham, the residence is zoned for Rangeview Primary and Mullauna Secondary College, ensuring your family's educational needs are well catered for. A short walk to Simpson Park provides the perfect place for leisurely weekend picnics or invigorating morning jogs. The convenience of this location is second to none, with only a short walk or drive to either Mitcham or Heatherdale Stations, Eastland Shopping Centre, Rangeview Shops, the 'Golden Mile' Shopping Strip as well as the Eastern Freeway/Eastlink; connecting you to the Melbourne CBD as well as the Mornington Peninsula. Simpsons Park and the Somers Trail is within 300 meters of the property providing tranquillity and lifestyle opportunities. Don't miss this exceptional opportunity to secure a fantastic property in a prime Mitcham location. Act now and make your property dreams a reality.