

**153 Errol Boulevard, Mickleham, Vic 3064**

DI BATTISTA

**Sold Residential Land**

Tuesday, 6 February 2024

153 Errol Boulevard, Mickleham, Vic 3064

Area: 512 m2

Type: Residential Land



Rocco Di Battista  
0425728002



Daniel Di Battista

**\$465,000**

Conveniently positioned, this vacant allotment presents a fantastic opportunity to unleash your creativity and build a brand-new family showpiece in a thriving Merrifield neighbourhood. With a total land size of 512 square metres (approx), this block also boasts a favourable east-west alignment, uniform dimensions and minimal gradient across the site making it a breeze to bring your dream home to life. Key to the area's appeal is the convenient lifestyle on offer with an array of amenities and attractions all close by, as well as easy access to Merrifield City Shopping Centre and the Hume Freeway. Walking distance to Summit Park, it's also close to the bus stop (on Errol Boulevard) and Merrifield Recreation Reserve with its popular sports facilities, kids' playground and fenced dog park. There's also kinder/childcare facilities and a range of schools to choose from including Mickleham Secondary College, Darul Ulum College, Gaayip-Nagila Primary School and Holy Cross Primary School. The perfect block for your perfect new home. Don't miss this one!