

**157 Evans Street, Sunbury, Vic 3429**

**Raine&Horne.**

**Sold House**

Monday, 4 September 2023

157 Evans Street, Sunbury, Vic 3429

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 765 m2**

**Type: House**



Brendon Grech  
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**\$612,500**

Welcome to this delightful three-bedroom residence that combines an array of attractive features with an enviable location and outstanding development potential. Conveniently situated within walking distance of the town, this property presents a one-of-a-kind opportunity, catering to the interests of investors, developers, or those seeking a comfortable living space with an eye on future possibilities.

**Key Features:** This charming house boasts three well-proportioned bedrooms, ensuring ample living space for a family or visiting guests. Each room is thoughtfully designed to prioritize comfort and relaxation. The central bathroom, servicing all bedrooms, offers convenience for both residents and visitors. Stepping outside, a covered carport provides sheltered parking, safeguarding vehicles from the elements and affording a convenient entrance into the house. Additionally, the property includes a shed, augmenting storage capacity for tools, equipment, or outdoor essentials. This feature enhances the overall practicality of the property.

**Development Potential:** The standout feature of this property is its existing planning permit for three double-story townhouses. This represents an exciting opportunity for investors and developers to capitalize on the high demand for modern housing in this prime location.

**Living Opportunity:** The strategic location of this property within walking distance of the town is a significant advantage. Residents will have easy access to a myriad of shops, restaurants, entertainment options, and essential services. This accessibility makes daily life more convenient, adding to the overall quality of living in this charming house.

Whether you're an investor looking to leverage the property's planning permit, a developer aiming to tap into the robust demand for housing in this sought-after area, or an owner-occupier searching for a comfortable home with future development potential, this property caters to diverse needs and aspirations. With its enticing features, prime location, and promising development prospects, this house offers a unique and appealing real estate opportunity. Don't miss your chance to make this property your own and take full advantage of everything it has to offer. Contact us today to learn more and arrange a viewing, and seize the opportunity to secure a wonderful living environment and potential investment in one.