

**16 Andrew Street, Mooroolbark, Vic 3138**



**House For Sale**

Saturday, 4 May 2024

16 Andrew Street, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 885 m2**

**Type: House**



Chris Manolopoulos  
0439478825



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**\$750,000 - \$820,000**

Located on a generous 885 square metre block (approximate title measurements) with a prized north-facing aspect, this three-bedroom, one-bathroom 1960s gem is bursting with potential. Whether you're up for giving it a modern makeover and extension, or you're planning to build your dream house or perhaps a few units, there's plenty of room to turn big ideas into reality, of course subject to Council approval. For those considering redevelopment, the property offers a unique advantage. While you take the time to carefully plan your dream project, you have the option to let it out, providing a valuable source of rental income. Inside, the home is warm and inviting with a living room that flows smoothly into an open kitchen and dining area, including with a neat study nook for those work-from-home days. Step outside to discover a big backyard, a blank canvas awaiting your transformation. Here, the possibilities for creation and expansion are only limited by your imagination. A fantastic blend of immediate comfort and exciting future prospects-what more could you ask for?- 885 sqm block with prized north-facing aspect- Warm, inviting living room flows into kitchen/dining- Study nook for convenient work-from-home days- Three bedrooms, one bathroom - Big backyard: blank canvas awaiting your transformation- Bursting with potential for modern makeover and/or extension\*- Opportunity to build dream house or units\*- Plenty of room for big ideas- Option to let out during planning stage\*Subject to Council approval\_\_\_\_\_Live Streaming via GAVLMcGrath clients have the opportunity to watch, bid and buy on live property auctions. Register through [www.gavl.com](http://www.gavl.com) and follow the property link: <https://www.gavl.com/play/o3flji55u8/16-andrew-street-mooroolbark-victoria-3138>To be able to bid online, you must download the free GAVL App.