

17 Ambleside Crescent, Berwick, Vic 3806

AREA SPECIALIST

House For Sale

Monday, 3 June 2024

17 Ambleside Crescent, Berwick, Vic 3806

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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\$880,000 - \$968,000

Its Addressed: Seize this rare opportunity to develop in one of Berwick's most sought-after locations! This exceptional 825 sqm (approx) block at 17 Ambleside Crescent is zoned for up to 3-storey apartments or townhouses with a maximum height of 11.5 meters (S.T.C.A). Whether you're a developer looking to capitalize on the premium location or a homeowner wanting to expand, this property offers endless possibilities. Key Features:

- **GRZ2 Zoning:** Encourages contemporary, well-designed residential developments, including units, townhouses, and apartments with smaller, well-landscaped front setbacks.
- **Existing Home:** The current residence features 3 generous bedrooms with built-in robes, open plan living, a well-equipped kitchen, and a large pergola perfect for year-round entertaining.
- **Ample Parking:** Side access to the backyard and a four-car garage provide endless storage and parking options.

Unbeatable Location:

- **Education:** A short walk to Berwick Lodge Primary School, Mansfield Kindergarten, Federation University, and Chisholm TAFE.
- **Transport:** Close to Berwick train station for an easy commute and quick access to the M1 freeway.
- **Healthcare:** Just a five-minute drive to Monash Health Casey Hospital, St John of God Private Hospital, Berwick Medical Specialist Rooms, and Casey 24 Hour Clinic.
- **Shopping & Amenities:** Only a four-minute drive to Berwick township and shopping center, and seven minutes to Westfield Fountain Gate.

This property's strategic location, coupled with its premium zoning and development potential, makes it a standout investment. Don't miss out on this chance to secure a prime piece of real estate in a thriving community. Contact us today to arrange an inspection and explore the endless possibilities this property offers. For more Real Estate in Berwick contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.