

# 17 and 19 Crockett Avenue, Craigieburn, Vic 3064

**AREA SPECIALIST**  
TOPNOTCH

## House For Sale

Saturday, 6 April 2024

17 and 19 Crockett Avenue, Craigieburn, Vic 3064

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1303 m2**

**Type: House**



Gavy Khangura

0412062851

## AUCTION SAT 27th 1.00 PM \$1,150,000-\$1,263,000

Location: Craigieburn, Victoria, Australia Auction Saturday, 27th April at 1.00pm Just a few short steps from Craigieburn train station, with an array of retail, restaurants, and other facilities nearby, these two classic family homes are ready for the next exciting chapter. TopNotch Real Estate is thrilled to introduce a prime development opportunity located in the heart of Craigieburn. This exceptional chance offers two adjacent allotments totalling approximately 1303 sqm in the highly coveted Craigieburn area, nestled within the General Residential Growth Zone GRZ1 (STCA). Take advantage of this fantastic opportunity to secure your investment today.

**Other TopNotch Key Features:**

- **Population growth and housing affordability:** In light of the rapid population growth, escalating rental crises, and the prevailing shortage of housing, this presents a prime opportunity to develop townhouses or units, subject to council approval (STCA).
- **Perfect Location:** Nestled in the best location of Craigieburn, this property boasts a central and convenient location, catering to the needs of both residents and investors alike.
- **Easy Commute:** Craigieburn train station, conveniently situated just a 2-minute walk away, guarantees effortless commuting to Melbourne CBD and its surrounding areas. Experience the epitome of public transport convenience.
- **Amenities closely:** Childcares, shopping centre, medical facilities and public transport.
- **Healthcare:** The area is equipped with various facilities including hospitals, medical clinics, specialist centres, and allied health services.

Currently Vacant, but these properties can be easily tenanted which offer developers the potential for rental income as they strategize and obtain necessary plans and permits. Each residence includes:

**Property at 17 Crockett Ave :** Featuring three bedrooms, a family bathroom, separate toilet, laundry, spacious lounge with adjoining dining area, open-plan kitchen and meals zone, a double garage.

**Property at 19 Crockett Ave:** A classic three-bedroom home with a main bathroom, traditional kitchen, spacious lounge and dining area, and a double garage. Don't miss the chance to own this beautiful home - contact Gavy Khangura on 0412 062 851 today to arrange an inspection!

**Disclaimer:** Every precaution has been taken to establish the accuracy of the above information, however, it does not constitute any representation by the vendor, agent or agency. Our photos, floor plans and site plans are for representative purposes only. We accept no liability for the accuracy or details in our photos, floor plans or site plans. Please note the status of and or the information on the property may change at any time. Please see the link below for due diligence check-list. <https://www.consumer.vic.gov.au/duediligencechecklist> \*PHOTO ID IS REQUIRED AT OPEN FOR INSPECTIONS.