

172 Corrigan Road, Noble Park, Vic 3174

House For Sale

Thursday, 22 February 2024



172 Corrigan Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1346 m2

Type: House



Tim Sticklely
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Daniel Bustin
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\$1,000,000 - \$1,100,000

What an incredible opportunity awaits you here. Best described as "Land of Massive Opportunity" the options presented by this allotment are abundant. Situated in a great location within easy reach of Central Noble Park whilst also being closely associated with Springvale South community, the position is highly sought after. Close to Keysborough College, not far to Athol Road Primary School and within easy reach of all central Noble Park facilities. The property itself comprises 1342m² (approx.) of prime rectangular and close to level land. Not only is it an unbelievably well positioned allotment but there are some great advantages offered in addition.

1. The current dwelling: This sturdily built 3-bedroom family home has been solidly constructed with an appealing layout. Solid timber floors feature throughout, and the hardwood construction of the era give it the stability to last for decades to come. With a simple modernization of the kitchen and bathroom this is a beautiful home to reside within.

2. Access to the rear yard: This is provided from both Corrigan Road where there is a very wide clearance along the driveway unlocking the potential to the rear yard and providing easy access to the large double garage/workshop. Further to this the site can be accessed from the rear of the property via Temple court providing brilliant access from the south boundary. Future development of the site is extremely appealing and should prove to be very easy. Accessing the site from Temple Court the driveway along the South boundary would allow for the development of additional dwellings (STCA) providing appealing north facing courtyards to capitalize on winter sunshine. The front home could easily be fenced off and subdivided providing a free standing three-bedroom home with large garage/workshop on a site of over 500m². What an incredible opportunity that awaits the astute buyer. This is a place to invest in for future growth and wealth creation in years to come. As they say, 'it is land that appreciates over time and buildings that depreciate.' Here you have land, and land in abundance, along with a home to live in and enjoy or alternatively lease out and yield a very strong return from rent. Don't miss this very rare and highly sought after opportunity. Properties that provide the combinations that this has are indeed very few and far between! We await your enquiry and look forward to assisting with further information and an inspection of this fine property. Terms: 10% deposit. Balance: 30-60 days Photo I.D. required at all inspections. DISCLAIMER: The measurements provided of the land and / or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property / land / or of each room, we advise you to conduct your own measurements and / or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied.