

**19 Maple Grove, Bundoora, Vic 3083**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 527 m2**

**Type: House**

**\$765,000**

The Ultimate Work Life Balance In a world where everyone is striving for the ultimate work life balance, here is the absolute holy grail of opportunity! Offering a land rich corner at the juncture of Maple Grove and Greenwood Drive in the heart of Bundoora, this property is eminently positioned for a diverse range of possibilities while also offering a comfortable & stylishly refurbished home ideal for the most savvy business owner, investor or owner occupier. With excellent scope for future development possibilities or shop extension (STCA) let your imagination run wild as you plan your project, business or family home to accommodate your every convenience with this savvy hybrid residential/shop combination(STCA).Divinely situated with a premium corner landholding of 527sqm approx. & close to 40m\* of total street frontage for maximum drive by exposure, this property is move in ready and superbly positioned for future value add incentives (STCA). The Maple Grove frontage zone consists of a spacious multi-use open plan studio style area spanning approx. 13.3m\* x 5.5\* This space is flexible & full of potential or convert into the greatest rumpus room you could ever imagine! The attached home comprises a freshly renovated 3 robed bedrooms, 1 bathroom, neat updated kitchen/dining area and separated living zone. With its own private entrance and parking spaces on Maple Grove this opportunity lends beautifully to multiple types of businesses(STCA) should you require it. Displaying maximum versatility the residence also has side access with lockable gates to house 3 or more cars should you desire, the ample land surrounding the home is ideal to create and design a great outdoor entertaining area or the perfect backyard for the kids. Location is unrivalled being it's surrounding of premium homes & direct proximity to transport, the 338 Bus route on Greenwood drive & Tram 86 easily connected, Watsonia Station is also nearby. Schools & shopping districts are abundant with Bundoora Primary & Secondary walkable & Loyola College close by. If nature is your hobby then the beautiful Gresswell Grange Parklands will become a fast favorite for adventures. If you have been waiting for something a little bit out of the ordinary & perhaps a little bit special, this is undoubtedly a standout opportunity, do not miss this exceptional chance to secure a rarely found, land rich corner primed for future uplift or owner occupation! Proudly Selling in conjunction with CBRE Heating: Split System Cooling: Split System Air Conditioning Council Rates: \$ per annum approx. Chattels: All fixtures and fittings as inspected Deposit Terms: 10% of Purchase Price Preferred Settlement: 30/45/60 Days Rental Appraisal: \$ per week Nearest Primary Schools: Watsonia North Primary, Bundoora Primary School, St Damian's Primary School Nearest Secondary Schools: Parade College, Loyola College, Bundoora Secondary College, Concord School Nearest Public Transport: Greenwood Dve Bus Stop, Grimshaw Street/Plenty Road Tram Stop (86) Watsonia Train Station