

# 2 Erskine Street, Nunawading, Vic 3131



## House For Sale

Friday, 1 December 2023

2 Erskine Street, Nunawading, Vic 3131

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 863 m<sup>2</sup>

Type: House



Nima Goharpey



George Young  
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**\$1,100,000 - \$1,200,000**

Conveniently located in Nunawading's eastern residential precinct, tucked away along a cul-de-sac, and within walking distance of Nunawading train station, this substantial 863 sqm (approx) allotment represents a significant landholding opportunity. Currently arranged as a single household property, there is extraordinary potential for subdivision and multi-unit townhouse development, supported by the property's generous 19m frontage. Further benefits of the site include a north-south orientation and shovel-ready, level dimensions. There is no need to retrieve council approval, with permits already in place for three townhouses. Of course, new permits can be sought in alignment with the current building envelope. The current property is comfortably livable and ideal for new owners to move-into while considering their next move. Rework the current floor plan to suit contemporary desires, rebuild a luxury home, or pursue concentrated development. Its flexibility makes it ideal from an investment, development, and home-ownership point-of-view. Its central location places Forest Hill Chase, Mitcham Plaza, and Whitehorse Road homeware stores within easy reach. Zoning is for Nunawading Primary School and the highly sought-after Mullauna Secondary College.