

# 2 Grice Crescent, Essendon, Vic 3040

Nelson Alexander

## Sold House

Friday, 15 September 2023

2 Grice Crescent, Essendon, Vic 3040

Bedrooms: 3

Bathrooms: 3

Type: House



David Vaughan  
0393791313



Eleanor Currie  
0393791313

**\$1,720,000**

In a uniquely high-profile location with the best of Essendon virtually at your doorstep, this substantial property provides a myriad of options particularly for those looking to explore its exceptional multi-level development potential (STCA). Whilst the current building (formerly occupied by the RDNS) does have refurbishment potential, it's definitely the land here that's the main attraction. Key attributes of the block include a total land size of 543sqm (approx), wide frontage to Grice Crescent, minimal gradient across the entire site and general residential zoning (R1Z). It also has the distinct advantage of having no other properties abutting its boundaries, and being Crown land, there is no stamp duty applicable. Mt Alexander Road trams out front and walking distance to Essendon Station, it's also close to popular cafes and restaurants on both Rose Street and Napier Street, local parks and a range of schools, as well as easy access to Citylink. Note: 10% deposit with settlement up to 180 days