

**20 French Avenue, Edithvale, Vic 3196**



**House For Sale**

Thursday, 16 November 2023

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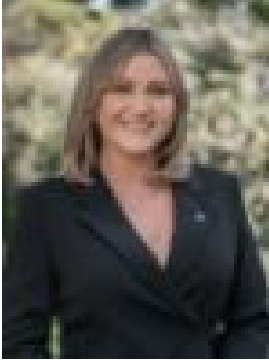
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 706 m2**

**Type: House**



Kimberley Ferguson

**\$1,050,000 - \$1,150,000**

Secure a substantial 706m<sup>2</sup> parcel of prime Edithvale land, clear of easements, ideally zoned, and ready for you to realise your next development project or build your family's dream home. Situated in a wonderful pocket surrounded by Edithvale's many amenities, this rare opportunity should not be missed. DETAILS:- Zoning: General Residential Zone 2 - Land size: 706m<sup>2</sup>- Rental Return: Currently fetching \$350 per week POTENTIAL:- Utilise the large land size and excellent aspect of the block and take advantage of Edithvale's buoyant market to build luxury townhouses with sizable resale values (STCA). - Families, choose to build your spacious dream home and enjoy for years to come (STCA).- Alternatively, renovators may wish to transform the original three-bedroom, one-bathroom weatherboard home that currently occupies the land; an overhaul and extension would do wonders. Situated in a highly desirable location with the highly regarded Edithvale Primary School at the end of the street, Edithvale wetlands & walking tracks around the corner and an easy stroll to the Edithvale General Store, excellent sporting facilities and glistening shores of Edithvale beach. Please contact Kimberley Ferguson on 0413 667 228 for more information and to register your interest.