

22 Dixon Court, Boronia, Vic 3155



House For Sale

Thursday, 13 June 2024

22 Dixon Court, Boronia, Vic 3155

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 1044 m2

Type: House



Josh Conroy
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Holee Conroy
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Auction \$850,000 - \$915,000

Coming to the market for the first time in over 30 years! A sensational opportunity to build and develop, in a prime pocket of Boronia. Bordering Wantirna, Ferntree Gully, Heathmont and Bayswater, location really is key! In prime school zoning for Bayswater South and Knox Central PS, Fairhills and Bayswater College, mere minutes to The Knox School, St Andrews, and St Josephs. The precedent for development has already been set within Dixon Court, with numerous multi-dwelling developments already completed on the street, with a three-townhouse site right next door. There is also the opportunity to lease out the current home whilst applying through council, a cost-effective strategy of approximately \$26,000 per annum of income. The current home is generous in size, with a flexible layout and offers: - 5 bedrooms; - 1 bathroom, with 2 toilets and separate laundry; - 2 separate living zones with additional dining area off the kitchen; - Renovated kitchen with walk in pantry, freestanding 900mm oven and stone bench tops; - Gas ducted heating, split system heating/cooling and ceiling fans; - Plenty of off-street parking with a fully concrete driveway accommodating at least 8 cars; - Huge garaging, perfect for storage or added work shop; - Front and rear gardens with an added entertaining area; Offers will be considered prior to auction, so inspection is a must! Contract Josh or Holee today! Proudly Marketed By Harcourts Boronia. Photo ID Required At Inspections.