

**22 Elliott Avenue, Broadmeadows, Vic 3047**



**House For Sale**

Saturday, 23 December 2023

22 Elliott Avenue, Broadmeadows, Vic 3047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Arjun Chandaka  
0393002211



Stephane Bootlis  
0406806431

**\$490,000 - \$539,000**

A brilliant investment opportunity now exists in a great pocket of Broadmeadows on the cusp of peaceful Merlynston Creek. This existing three bedroom home with original fittings comes ready to self occupy or put in tenants, or renovate and make a serious profit. On a great sized block, the long driveway leads to a single lock up garage and the sizeable backyard allows for an extension of the home (STCA) or already approved with permits and plans for 3 townhouses, perfect for builders to ease your paperwork. Townhouse 1: 3 bedrooms plus study, two bathrooms, single lockup garage with own driveway, open plan kitchen/meals/living and much more. Townhouse 2: 2 bedrooms plus study, double lock up garage, open plan kitchen/meals/living and much more. Unit 3: 2 bedrooms villa unit, single lock up garage, open plan kitchen/meals/living and much more. Within only minutes to Jack Roper Reserve, good schools, great shopping and public transport, your family or tenants are set enjoy convenience and comfort. Highlights- Approximately 6091sqm property- Home comprises three bedrooms, formal lounge, central bathroom with separate WC, good sized kitchen with meals area, laundry and single lock up garage- Hardwood floors throughout- Sizeable rear yard ready to landscape or extend the home (STCA)- 5min drive to Broadmeadows Central, Campbellfield Plaza and Jack Roper Reserve and playground- Within catchment zone for Meadows Primary School and Glenroy Secondary College, and private schools Penola, Sirius, ST Dominic's and many other private schools- Melbourne CBD accessible in 2kms via the Citylink and Tullamarine Airport in 10kms All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.