

22 Fawkner Street, Aberfeldie, Vic 3040



Sold House

Friday, 11 August 2023

22 Fawkner Street, Aberfeldie, Vic 3040

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 572 m2

Type: House



Bruce Warburton
0393742199

\$1,550,000

Presenting a unique opportunity, this corner block on 572sqm with ample parking, previously operating as a highly esteemed Medical GP Clinic for over four decades, now offers an array of exciting possibilities. Option 1: Upgrade and Renew With a little refurbishment, the premises can be revitalized to serve as a cutting-edge Medical or Health and Well-Being facility. Take advantage of the existing permit for medical use and modernize the space to meet the evolving needs of the community. Option 2: Redevelopment Potential Explore the potential of transforming the property into residential dwellings. Drawing inspiration from the neighboring townhouses or single dwellings, this prime location presents an opportunity for a residential redevelopment (subject to council approval). Option 3: Renovate and Reimagine Alternatively, envision a stunning 5-room home in the heart of a central location. With a touch of renovation, this property can be transformed into a modern living space that perfectly caters to your lifestyle preferences. Spanning approximately 572m² (approx.) of land, this property benefits from a favorable Residential zoning with an existing permit for medical use. Its advantageous location offers convenient access to shopping centers, hospitality establishments, public transportation, and reputable schools. The proximity to Aberfeldie Primary, Ava Maria College, and Our Lady of Nativity ensures a thriving educational environment for families. Embrace this extraordinary opportunity to shape the future of this versatile property. Whether you choose to renew, redevelop, or renovate, the possibilities are endless. Act now and unlock the potential of this prime location.