

**22 Gilmour Street, Burwood, Vic 3125**



**House For Sale**

Thursday, 16 November 2023

22 Gilmour Street, Burwood, Vic 3125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 798 m2**

**Type: House**



Andrew Mackintosh  
0418540060



Stefan Cook  
0423858058

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

Boasting the perfection of an elevated position with an 18.28 metre frontage, this neatly presented family home offers a variety of exciting options for those seeking an affordable step into the ever-popular Burwood market. A great investment opportunity walking distance to Deakin University, the three bedroom, two bedroom design includes a bedroom with a study area and ensuite. Polished floors feature in the living and dining room, the kitchen is spacious and bright, and the central bathroom has been renovated. Families who want to live just around the corner from Presbyterian Ladies' College, bustling Burwood Village eateries and the city-bound tram could move in and then renovate when ready. A lucrative development site of 798 sq m approx., construct highly desirable townhouses (STCA). \* Neatly presented three bedroom, two bathroom home\* On 798 sq m approx. with a wide and elevated 18.28 metre frontage\* Walk to PLC, Deakin University, Burwood Village and the tram\* Lease out or occupy\* Renovate or redevelop (STCA) Terms: 10% deposit, balance 60/90 days