

**23 Railway Avenue, Darnum, Vic 3822**



**House For Sale**

Saturday, 3 February 2024

23 Railway Avenue, Darnum, Vic 3822

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Stephanie Nash  
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## AUCTION

Auction on Site – 24th February at 11:00am Regretful Sale Prime Potential  
The home is in need of extensive renovation and the house has fallen into disrepair. Elevated on stumps, offering a canvas for transformation. Recommended for auction to facilitate the sale, providing an opportunity for buyers to determine its value. A generous 1711m2 approx., offering potential for various uses and split into two titles, enabling a quick and easy subdivision as per buyer's preference. Noting at the Rear shed encroaches over both titles, a factor to be carefully considered during the subdivision process. With two titles, explore the potential for multiple dwellings or other creative land use options. A Detailed report has been made available for purchase, providing insights into necessary repairs and renovations of the home itself  
Act Now - Unlock the Potential! Don't miss this unique opportunity to secure a property with immense potential. Whether you're a seasoned developer or a visionary homeowner, 23 Railway Avenue, Darnum, invites you to explore the possibilities and reimagine the potential within this expansive land. Mark the auction date on your calendar and make your move!  
Terms: 10% Deposit, Balance in 30 Days