

**24 Boronia Road, Vermont, Vic 3133**



**House For Sale**

Wednesday, 3 January 2024

**24 Boronia Road, Vermont, Vic 3133**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 866 m2**

**Type: House**



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## Contact Agent

The white weatherboard is now ready for an astute buyer to capitalize on its impressive 880sqms (approx.) site with 23m wide (approx.) frontage in the school zone for Vermont Primary and Vermont Secondary College (STSA). With just some fruit trees on the block, and an empty grassed yard at the rear, there's scope to add a granny flat (STCA) or raze and rebuild for multi-unit construction just 400m (a 5min walk) to Vermont Primary school's front gates. North-east facing frontage offers one of the best aspects for natural light, which you can see in effect across the home's street facing bedrooms and central lounge room. High ceilings, a dramatic hallway, big living space, ducted heating, a versatile sunroom, and an extended driveway with carport and separate garage add to the property's appeal. Whatever direction you take, it's a whole lot of opportunity with potential for dual occupancy (STCA) from a gateway position close to schools, shops, and transport services including the 738 bus route to Mitcham train station, and the city to coast connection of Eastlink. You will have this dream home with five great options (STCA) Option 1- renovate into a home with 4 bedrooms 2 bathrooms Option 2- keep the existing dwelling and build up a granny flat Option 3- keep the existing, subdivide and build up a townhouse Option 4- demolish, subdivide and build up two brand-new homes Option 5- convert residential into commercial