

**25 Glencairn Street, Mulgrave, Vic 3170**

**House For Sale**

Wednesday, 17 April 2024



25 Glencairn Street, Mulgrave, Vic 3170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 738 m2**

**Type: House**



Raymond Indrawan  
0395622090



Vincent Yeoh  
0420613900

**AUCTION: 890,000 – 950,000**

A sprawling rectangular block, spanning approximately 738m<sup>2</sup>, offers an outstanding chance for astute buyers. The well-preserved original home presents various opportunities, whether it's renovating the existing structure or subdividing for multiple townhouses (subject to council approval). Though the home remains in its original state, it serves as a blank canvas for renovation enthusiasts. In the meantime, it can be rented out while planning applications are processed, benefiting from its excellent condition. The residence features a spacious living and dining area, a kitchen with generous storage, and bedrooms complete with built-in robes. Included are two-car parking spaces and ceiling fans in each bedroom. Moreover, the property offers a tranquil outdoor sheltered area and an expansive backyard for children and pets to enjoy. Conveniently situated near Wellington Reserve, residents can access amenities such as a library, community center, parks, and sports facilities. Nearby are bus stops, the Wanda St shopping village, childcare centers, and schools such as St John Vianney, Albany Rise Primary, and Wellington Secondary, all within walking distance or a short drive. Waverley Gardens Shopping Centre is just a brief drive away, with easy access to both the Monash Freeway and Eastlink. Don't miss out on this rare chance to realize your vision on a sizable piece of land with limitless potential.