

# 25 Marchant Crescent, Sunshine West, Vic 3020



## Sold House

Friday, 22 September 2023

25 Marchant Crescent, Sunshine West, Vic 3020

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Hayden Bonnici  
0412462495



Edward Herdegen  
1300831944

**\$555,000**

A creative mind with limitless imagination will comprehend the extraordinary potential of this home on a generous 605m<sup>2</sup> (Approx) allotment located in the heart of Sunshine West. The property provides a significant investment opportunity and advantages for investors and builders. The traditional floorplan reveals entrance hall, 3 great size bedrooms with BIR, formal lounge upon entry, Kitchen with meals area, central bathroom which leads to a outdoor rumpus and a spacious backyard. Further features include wall heater, spilt systems, carport and garage. Lease out the existing property and enjoy the generous rental returns while you develop plans for multiple dwellings in the future (STCA)! Resides in an exclusive location nearby bus routes, primary and secondary schools, local retail shops, Sunshine Central main Shopping, Walking distance to The Avenue Shopping Centre and restaurant strip as well as Sunshine Train Station/Transport Hub with approved Rail Link soon to come, easy access to the Western Ring Road and only 13km approx. to the Melbourne CBD. Auction Saturday 14th of October at 1:00PM Hayden Bonnici 0412 462 495 Edward Herdegen 0401 946 597 DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information an photos are for illustrative purposes, but it does not constitute any representation by the vendor or agent