

# 26 Pennell Avenue, St Albans, Vic 3021



## House For Sale

Saturday, 18 November 2023

26 Pennell Avenue, St Albans, Vic 3021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 745 m2**

**Type: House**



Braeden Henry

**\$700,000 - \$750,000**

An exceptional opportunity awaits in the highly sought-after Residential Growth Zone with this remarkable property. Nestled within moments of St Albans train station, buses, esteemed educational institutions like Victoria University, schools, Alfrieda street shops, and scenic parks, this gem is poised for transformative potential. Awaiting a discerning buyer to unlock its true possibilities, this property promises substantial rewards in the years to come. Boasting limitless development opportunities (subject to council approval) and occupying a prized blue-chip location, it presents an ideal prospect for astute builders and developers. Allotments of this caliber within the Residential Growth Zone (RGZ1) are increasingly scarce, further elevating its value. Located on the desirable side of Pennell Street, this property holds the potential for a high-story development, showcasing the expansive scope for growth and investment in the area. The existing home features 3 bedrooms, a front lounge, dining area, central bathroom, separate toilet, kitchen, and laundry. With renovation potential, it could command a rental income of \$1720 per month, underscoring its immediate financial prospects. Whether you seek a promising investment property or a development opportunity, 26 Pennell Avenue, St Albans deserves prime consideration on your property acquisition list. The sheer scale of this expansive block opens doors to a multitude of possibilities, making it an investment of significant potential. Don't miss out on exploring the endless opportunities presented by this substantial property.