

**282 Langridge Street, Abbotsford, Vic 3067**

**CASTRAN**

**Sold Block Of Units**

Wednesday, 20 March 2024

282 Langridge Street, Abbotsford, Vic 3067

**Bedrooms: 9**

**Bathrooms: 6**

**Parkings: 6**

**Area: 409 m2**

**Type: Block Of Units**



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## Contact agent

This is an extremely rare and incredible opportunity to obtain an entire apartment building made up of six units in a prime location within walking distance from shops, cafes, and the tram stop while Melbourne's CBD is just 3.8km away. Comprising three x 2 bedroom apartments and three x 1 bedroom apartments, each unit has a spacious lounge room, balcony, eat-in kitchen, built-in robes in the bedrooms, and a car space. For investors, there would be multiple income streams and for developers, there is potential to further develop the site (STCA) with access from both Langridge Street and Mollison Street. Positioned in a desirable location just off the beautiful tree-lined Nicholson Street, you can go for a stroll and do some shopping before grabbing a coffee and taking a tram into the city. The CBD is so close, you could even take your bike and cycle past the Fitzroy Gardens, Melbourne Cricket Ground, and Yarra River on the way. Whether you choose to develop (STCA), rent out, renovate, or land bank for the future, you have multiple options here adding up to an outstanding investment in a sought-after location!

- Entire apartment building with 6 apartments
- Three x 2-bedroom, 1-bathroom units with 1 carpark
- Three x 1 bedroom, 1-bathroom units with 1 carpark
- Spacious loungerooms
- Built-in robes in the bedrooms
- Open plan kitchen and dining areas
- Balcony off the living rooms
- Site has double street frontages.
- 350 metres from Victoria Street's cafes and restaurants
- 650 metres from North Richmond train station
- 2.5km from Melbourne Cricket Ground
- 3.3km from the University of Melbourne
- 3.8km from Melbourne's CBD