

# 3 Brice Grove, Knoxfield, Vic 3180



## House For Sale

Saturday, 13 April 2024

3 Brice Grove, Knoxfield, Vic 3180

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1505 m2

Type: House



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## **EOI \$1,350,000-\$1,450,000**

Upgraders, Developers, or anyone looking to surge up the real estate ladder will be very interested in this impressive Knoxfield opportunity! Options abound, as there is masses of space for development & extension, as well as a perfectly liveable existing home to move into. Let's take a closer look. Sitting on a quiet and family-friendly cul-de-sac, the block of land stretches to 1505m<sup>2</sup> in size. Developers will take note of the many and varied opportunities offered up by this, from multi-unit developments to building a prestige new dream home (all STCA). The current home on the property is in solid condition overall, with plenty of space for families of all sizes. There are four bedrooms with built-in robes, and they're ably serviced by two bathrooms. Multiple living spaces are a strong feature, with a lounge, family rooms and bonus multi-purpose room providing ample space for creating happy memories. The original kitchen is well-equipped and enhances entertaining abilities. Comfort and functionality are assured by the ducted heating, open fireplace and split system air conditioning, and there is a double carport and double garage for secure parking. Sprawling gardens have been lovingly tended to over the years. Having such a high quality home on site presents even more choice. You can move in and enjoy it's comforts and gardens yourself while you decide on what path to take. You can also rent it out and enjoy instant income while you go through the planning and permitting process. Conveniently located around the corner from Knox Place shops, the property is walking distance to public transport, the lovely Gilbert Park, Carrington Primary School and an Early Learning Centre. Plus, you're only three minutes' drive from Bunnings, and six minutes from Westfield Knox. If you'd like to know more about this immense opportunity, please get in touch with Martin / Eva today.