

# 3 Gordon Crescent, Boronia, Vic 3155



## Sold House

Friday, 29 September 2023

3 Gordon Crescent, Boronia, Vic 3155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1006 m2

Type: House



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**\$926,600**

Outstanding Development Prospect. Demanding the attention of astute investors and developers, these two mirror image strata units sit comfortably on an incredible 1006sqm approx. corner allotment with wide street frontages, in an area that promotes enviable lifestyle appeal. Highlights:

- Perfect for immediate occupancy whilst plans and permits are obtained.
- Builders and developers will relish the opportunity to unlock the sites full potential by commencing a new multi-unit redevelopment with the potential to build three street front townhouses (STCA).
- Dual street frontages measuring 33.45m and 22.25m approx.
- Currently returning approx. \$626 per week (total) with scope to increase rental income by extending the existing dwelling by building a third unit (STCA).
- Both units offer two robed bedrooms, serviced by a bathroom/laundry with private toilet.
- Flowing over floorboards, both units offer a lounge/dining room and a tidy kitchen featuring functional appliances.
- Further offering electric heating, storage sheds plus two adjoining carports.

Location:

- 150m to buses (routes 745 & 967)
- 150m to Fairhills Reserve
- 200m to Blind Creek Trail
- 450m to Fairpark Reserve
- 450m to Fairhills Primary School
- 1km to Fairhills Secondary College
- 5min drive to Knox Leisureworks
- 5min drive to Boronia Junction
- 5min drive to Boronia Train Station
- 7min drive to Westfield Knox