

**3 Poole Street, Burwood, Vic 3125**



**Sold House**

Tuesday, 22 August 2023

3 Poole Street, Burwood, Vic 3125

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$1,400,000**

Nestled on a generous 729 sqm parcel of land with an impressive 20.3-meter frontage, this property presents an exceptional opportunity for both investors and developers. Located in the highly sought-after Mount Waverley secondary school zone, its prime location offers a wealth of possibilities. This charming house boasts 3 bedrooms, 1 bathroom, and a secure car space, making it a comfortable and practical residence. With a layout designed for functionality, this property holds immense potential for those with a discerning eye for renovation and modernization. What truly sets this property apart is its development potential, subject to council approval. The substantial land size and wide frontage provide a canvas for innovative architectural creations. Imagine designing your dream home or exploring the potential for multi-unit development in this prime location. Positioned only a short stroll away from the vibrant hub of Burwood Brickworks, you'll find all your shopping and dining needs met effortlessly. Whether you're seeking the perfect cup of coffee or a gourmet dining experience, this locale has it all. For the savvy investor, this property offers an enticing opportunity. Generate rental income in the short term while contemplating future development prospects. With the evolving landscape of Burwood, this property could be your gateway to lucrative investments down the track. Don't miss your chance to make your mark in the thriving Burwood real estate market. This property embodies potential, location, and flexibility, making it an enticing proposition for those who recognize a golden opportunity when they see it. Contact us today to arrange a viewing and explore the myriad possibilities that 3 Poole Street, Burwood has to offer. This is your chance to shape the future and leave a lasting imprint on this dynamic and sought-after neighbourhood. Disclaimer: We have, in preparing this document, used our best endeavors to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquiries and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.  
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