

**30 Kent Road, Surrey Hills, Vic 3127**

**buxton**

**House For Sale**

Friday, 19 January 2024

30 Kent Road, Surrey Hills, Vic 3127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1305 m2**

**Type: House**



Leo Xu

0390130160



Rohan White

0408504448

## Contact Agent

In an exclusive neighbourhood, this classic clinker-brick home on a massive near-level 1300sqm of land (approx.) presents a lucrative opportunity in one of Surrey Hill's most in-demand locations, walking distance from Surrey Gardens, bus routes, Union and Chatham Train Stations, Union Road shops and cafes, popular Maling Road Village and a host of elite private schools to choose from. Market-savvy buyers will immediately see the potential here, with its rectangular dimensions, the site inspires exciting new beginnings, zoned NRZ3 with no arduous planning overlays that restrict development, allowing for an extravagant new home design with wonderful living and entertaining options, whilst also tempting a much larger redevelopment project (STCA). The charming 3-bedroom (plus study) home offers multiple living areas and relaxed outdoor alfresco dining, allowing for creative renovators to come in and add their individual style. Don't miss this amazing opportunity to secure your future in this strong capital growth locale. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate but 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 enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.