

# 31 Howden Crescent, Braybrook, Vic 3019



## House For Sale

Wednesday, 17 April 2024

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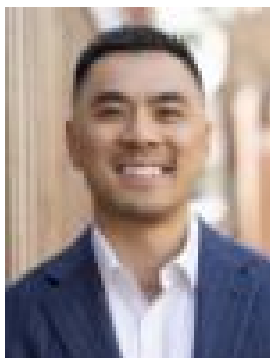
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 723 m2

Type: House



Victor Hsu  
0421593463



Phillip Nhu  
0383268888

**\$950,000 - \$1,000,000**

Attention developers, investors, and discerning homeowners, seize the opportunity to acquire an exceptional corner allotment spanning approximately 723m<sup>2</sup> with no easements, nestled in the vibrant heart of Braybrook. Unlock the potential to craft a distinguished multi-dwelling development comprising premium villa units or townhouses (subject to council approval), diversify your investment portfolio, or simply move in and relish the rewards of this prime location. Step inside the interior boasting three generously proportioned bedrooms, two featuring built-in robes, a commodious lounge upon entry, a separate dining area, a well-appointed kitchen equipped with gas cooktops and oven, a central bathroom, sunroom, rear bungalow, and more. Enhancing comfort and convenience, additional features include reverse cycle cooling/heating, blinds throughout, a shed, lock-up garage and more. Conveniently positioned in close proximity to esteemed educational institutions such as Caroline Chisolm Catholic College and Zoned Braybrook College, excellent public transport options, HomeCo with Coles just 500 meters away, Central West Plaza, the bustling Sunshine business district, Braybrook Park, and a mere 12kms from the CBD. Don't miss out on this exceptional opportunity to secure a property that fulfills all your criteria and more.