

32 Kirwana Grove, Montmorency, Vic 3094

House For Sale

Friday, 3 May 2024

32 Kirwana Grove, Montmorency, Vic 3094

Bedrooms: 3

Bathrooms: 1

Type: House



Craig Parker
0394357666



Ciaran Brannigan
0410544478

ESR: \$1,150,000 - \$1,250,000

Expressions of Interest: Offers Close Tuesday 28th May at 5pm (Unless Sold Prior) Approved plans and permits for subdivision and the construction of a second four-bedroom, two-bathroom home add yet another desirable dimension to the unique appeal of this comfortable, family home, elevated and tucked well to the rear of this impressive 1,212m² allotment (approx.) Fresh paint and ducted refrigerated climate control feature throughout the spacious entry level, where you'll discover an expansive lounge dining stretching out from the solid timber stainless-steel equipped kitchen and opening to an alfresco area with relaxing treetop views. Complementing the entertainment options are three spacious bedrooms, served by an updated family bathroom. Cleverly integrated ground-floor spaces include an office, large teen-retreat, fitted laundry and a storeroom/workshop. Astute buyers are offered an enticing world of possibilities. With the hard work of drawing plans and obtaining permits already completed, they can look to live in the existing while constructing the new dwelling, then rent one or both out. Reap the possible rewards of building and selling the new home in an area with a proven high demand for quality residences, making the most of both homes with a multi-generational family enclave! Set at the end of a no-through road and enjoying zoning to Montmorency South Primary and Eltham High, it's a short walk to the bus and the cafes and takeaways on Grand Boulevard and just a few minutes away from the delights of Were Street Montmorency, including the station. ***PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS***