

**32 Ward Street, St Leonards, Vic 3223**

maxwell collins

**House For Sale**

Sunday, 26 May 2024

32 Ward Street, St Leonards, Vic 3223

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1625 m2**

**Type: House**



Simon Braybrook  
0438027272



Lois Wilson  
0418530838

**\$920,000-\$970,000**

Calling all developers - This incredible property presents a rare opportunity to acquire a substantial development site with genuine potential for a Multi-townhouse development (STCA). The property is only 400m to the sparkling waters of Port Phillip Bay and 800m to the town ship of St Leonards with sporting grounds, playgrounds and walking tracks all close by as well. The substantial existing dwelling is certainly not beyond renovation by any means – currently consisting of 5 bedrooms, 3 bathrooms with multiple living zones and space to house 3 vehicles. Situated on a massive 1,625m<sup>2</sup> (approx.) allotment this property is sure to be of great interest to developers, investors or those looking for room to move. Multi-unit developments have proven to be lucrative in this area so do not miss your opportunity to redevelop this stellar allotment.