

**33 Hurlstone Crescent, Mill Park, Vic 3082**

— Rata & Co.

**House For Sale**

Monday, 15 April 2024

33 Hurlstone Crescent, Mill Park, Vic 3082

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 621 m2**

**Type: House**



Daniel Taylor  
0438164232

## AUCTION Sat 11 May 1:00pm

Welcome to this charming fixer-upper in the heart of Mill Park, boasting immense potential either as your next renovation project or as a prime development site. This three-bedroom home features two expansive living areas, providing ample space for family comfort and entertainment. Centrally located, the kitchen awaits your creative touch to transform it into a culinary haven. Key Features: \*Generous Land Size - Situated on a 622 sqm corner block, offering substantial space for extensions or landscaping. \*Renovation Potential - An excellent project for a savvy tradesperson looking to infuse style and value. \*Development Opportunity (STCA) - With its significant land size and corner position, explore the possibility of developing units or townhouses, subject to council approval. Located in a vibrant community close to schools, shops, and transport links, this property is not just a house but a canvas for your dreams. Whether you're a trade professional looking for a worthy project or a developer keen on a lucrative investment, this property presents a unique opportunity. Don't miss out on the chance to own and shape a significant piece of Mill Park. Contact us today to schedule a viewing and start imagining the possibilities! PHOTO ID REQUIRED

Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist)

Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy)

Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.