

33 Mayona Road, Montmorency, Vic 3094

Rata & Co.

House For Sale

Wednesday, 13 December 2023

33 Mayona Road, Montmorency, Vic 3094

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 807 m2

Type: House



Robert Ozzimo
0403311435



Joel Viavattene
0448151014

\$899,000

With demanding street presence, this elevated home has all you have been looking for! Located in the heart of Montmorency, and only minutes away from both primary and secondary schools, local shops, Were St amenities and restaurants, cafes, the Newly renovated Montmorency station and so much more! Your next home or prime development site is finally here!

The Block: Over 800m² of land, enjoy the spacious well-manicured gardens that flows from the front, right through to the rear, giving you ample car accommodation and the ideal development. This exceptional site is a prime opportunity for any savvy developer to capitalise on this outstanding location, to renovate the existing home or to build your dream family home.

The home: The free-flowing floorplan allows you to enjoy this accommodating property. Compromising of a large master bedroom and two guest bedrooms both with built in robes. Serviced by the main bathroom, and separate toilet. A large formal living room with wood fireplace. Kitchen with dishwasher and a built-in oven, plus cooktop. Additional features include- split system heating & cooling, ducted heating, Separate laundry, double car lock up garage, ample shed space and so much more!

PHOTO ID REQUIRED

Due diligence checklist - consumer.vic.gov.au/duediligencechecklist

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Material Facts Apply - please refer to the contract of sale and vendor statement for material facts and seek legal advice if required.

Land size sourced from 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