

**34 Lusher Road, Croydon, Vic 3136**

**Professionals**

**House For Sale**

Thursday, 16 November 2023

34 Lusher Road, Croydon, Vic 3136

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1031 m2**

**Type: House**



Brent Earney  
0397250000

**\$900,000 - \$950,000**

A true blast from the past perfectly poised walking distance to the heart of Croydon, this original 1950s weatherboard property delivers a plethora of potential and opportunity. Sited on a large 1024m<sup>2</sup> block that's ripe for development, just imagine what you could do with all that space! A multi-unit design would fit the bill (STCA) with lifestyle amenities available on foot making it the perfect canvas. If you're not quite ready to dive into development, why not consider some repairs and rent out the existing 4-bedroom weatherboard house? It's an excellent way to generate income while you wait for plans and permits. Plus, with its prime location within walking distance to Croydon's bustling heart, it's sure to attract tenants in no time. The block itself with easy rear access is cleared and ready for whatever adventure you have in mind. Whether you're looking to build your dream home or develop a lucrative real estate venture, this property offers a world of possibilities. Stroll up the road after work to the craft brewery or walk to the pools, library or plentiful cafes. The park is steps away with picturesque walking tracks and you are literally minutes from the station with direct access to the city. Don't miss out on this golden opportunity to create something truly spectacular in the heart of Croydon. -1024m<sup>2</sup> block-Wide frontage on a mostly cleared block-Original condition weatherboard in need of TLC featuring high ceilings, sash windows and a dual living floorplan.-Double carport, secure gates and easy access to the rear-Ripe for development (STCA), subdivision (STCA) or renovation-Walking distance to the heart of Croydon