

# 34 Mitford Crescent, Craigieburn, Vic 3064

## Sold House

Wednesday, 20 September 2023

34 Mitford Crescent, Craigieburn, Vic 3064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Damien Crivelli  
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Phong Ho  
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**\$595,000**

Set in a prestige neighbourhood this well-maintained residence offers exceptional value as a home or smart rental investment. Comprising 3 sized bedrooms, formal lounge room, heating & cooling, well-appointed kitchen with meals area and much more. All set on a large allotment of 685m<sup>2</sup> (approximately) and with plenty of scope for further enhancement this property offers a stress free lifestyle situated within walking distance to the Craigieburn train station, shopping plaza, schools and leisure centre. This property would also be perfect for somebody looking at getting into the local market, starting that investment portfolio or the smart builder/developer offering great potential to re develop into a multi-unit site (subject to council approval) in a great location. This property also has a planning permit to build a double story 3 bedroom, 2 bathroom, 3 toilet, 1 study, 1 car townhouse at the rear of the property. The existing property has already been separately fenced and the carport constructed giving you clear access to start construction once you obtain your building permit without any interference to the tenants living at the front property.