

# 348 Camp Road, Broadmeadows, Vic 3047



## House For Sale

Tuesday, 14 November 2023

348 Camp Road, Broadmeadows, Vic 3047

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 850 m2**

**Type: House**



Richard Ali

## AUCTION | \$680K-\$720K

Situated in a prime location at the intersection of Camp and Paris Roads, this substantial allotment of 850m<sup>2</sup> (approx) presents a ready-to-go option for builders and developers who are looking for their next lucrative project. All the work has been done, including engineering, soil tests and energy ratings, for the 5 townhouses, all street-facing with private driveways (4 off Paris Road). The proposed configurations include:

**Dwelling 1:** Facing Camp Road, includes open plan living/meals and kitchen on the ground floor, along with one bedroom with WIR, powder room, under-stair storage, lock-up garage with additional off-street parking space, and private courtyard. Upstairs, master suite with ensuite and WIR, third bedroom, and main bathroom with separate shower and bathtub.

**Dwellings 2, 3, and 4:** Facing Paris Road, ground floor spaces include open plan living/meals and kitchen, with Euro laundry, powder room and lock up garage with internal and rear access, additional off-street space, courtyard and garden shed. Upstairs, three robed bedrooms, and main bathroom.

**Dwelling 5:** Facing Paris Road, ground floor spaces include open plan living/meals and kitchen, with Euro laundry, powder room, courtyard and garden shed. Two open car spaces, side gate access to the large courtyard, and garden shed. Upstairs, two robed bedrooms, and main bathroom.

Situated moments away from public transport services connecting to Broadmeadows central shopping, community facilities, medical services and amenities, parks and playgrounds, primary and secondary schools and sporting facilities; and with easy vehicle access to Sydney Road/Hume Hwy and other major arterials, the location offers convenience from every angle.