

35 Mayona Road, Montmorency, Vic 3094

Rata & Co.

Sold House

Friday, 11 August 2023

35 Mayona Road, Montmorency, Vic 3094

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 497 m2

Type: House



Robert Ozzimo
0403311435



Joel Viavattene
0448151014

\$750,000

Set in a desirable location, this 3-bedroom delight is tucked away in a highly sort after pocket of Montmorency. Offering a setback façade with established gardens, this home is only minutes away from both primary and secondary schools, local shops, Were St amenities and restaurant/cafes, the Newly renovated Montmorency station and so much more! Your next home or prime development site is finally here! Take advantage of what is on offer, 497m² approx. of land, or alternatively, secure your next large development site (STCA) with the chance to purchase right next door making for a total offering of over 1300m² approx. of land. This exceptional site is a prime opportunity for any savvy developer to capitalise on this outstanding location. Showcasing a spacious lounge area, kitchen with great cabinetry space fitted with a oven, cook top all overlooking a casual dining setting. Also offering a central bathroom with bathtub, and three spacious bedrooms. Enjoy your own private courtyard, with low maintenance gardens and an undercover space, you can entertain in style. Investors can buy with the confidence of a secure lease to quality tenants until Feb 2024 and returning \$1825pcm. Additional features include- split system heating & cooling, Separate laundry, single car lock up garage plus so much more. PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - 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. 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.