

35 Smith Road, Lethbridge, Vic 3332



Acreage For Sale

Tuesday, 2 January 2024

35 Smith Road, Lethbridge, Vic 3332

Bedrooms: 4

Bathrooms: 2

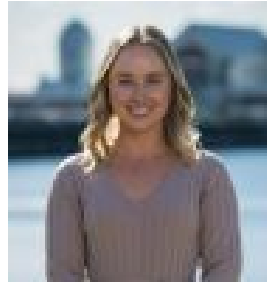
Parkings: 4

Area: 2 m2

Type: Acreage



Nathan Brown



Olivia Weakley
0432642005

\$1,300,000-\$1,400,000

An extraordinary opportunity presents itself here at 35 Smith Road, Lethbridge. 5 acres of subdividable (STCA) low density residential zoned land, situated in a highly desirable quiet pocket of Lethbridge with private and established surrounds. Internally, the home features 4 bedrooms including the master with ensuite and WIR, a proportionate kitchen, centrally located bathroom with separate toilet, laundry with rear access and 2 large living areas. At the rear of the home is an undercover alfresco area, opening out to a secure, fully fenced rear yard, ideal to contain young children on such large acreage and perfect for man's best friend. There is a sizeable shed to store equipment and/or vehicles and still have room for a workshop. Externally is where the value really shines. Sitting on 5 acres of subdividable land (STCA) with the existing home situated at the very front of the block, allowing for multiple lots at the rear of the property. 1 acre blocks in Lethbridge are currently selling for approximately \$450,000, there is the potential for 3-4 vacant lots, plus the existing home on its own would be appraised at approximately \$750-775k, you do the math. Important features:

- 22 solar panels
- BIR's in all bedrooms
- Split-system AC
- Extra wide street frontage with wrap around driveway

Lethbridge is perfectly positioned geographically to entrench yourself in country living yet have all the amenities required nearby in Bannockburn, as well as Victoria's second largest city only 25 minutes down the Midland Highway. Call Nathan or Olivia today! Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.