

**36 Boston Street, Fawkner, Vic 3060**



**House For Sale**

Tuesday, 21 May 2024

**36 Boston Street, Fawkner, Vic 3060**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 585 m2**

**Type: House**



Hilda Leong  
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**\$650,000 - \$715,000**

Explore an exceptional opportunity with this expansive landholding at 36 Boston Street, offering a myriad of possibilities for the discerning investor. Boasting a remarkable scale and scope, this property presents a unique blend of current rental income potential alongside promising avenues for future development (STCA). Whether you envision revitalising this home, continuing with rental arrangements, or exploring redevelopment opportunities (STCA), the sheer scale and prime location of this landholding offer endless possibilities. Situated mere steps from Sydney Road, as well as esteemed local schools and Fawkner's iconic amenities, including the Leisure Centre, Bonwick Street shops, and Fawkner station, convenience and potential converge seamlessly. Property Highlights: Rare landholding with unparalleled potential Versatile pathways to success Impressive scale and potential for development Prime location amidst parks and schools Attractive rental income prospects Land size: 585m<sup>2</sup> Deposit: 10% of the purchase price Settlement preference: 30/45/60/90 days Rental assessment: \$500-\$550 per week