

**37 Simmie Street, Elmore, Vic 3558**



**Sold House**

Wednesday, 20 March 2024

**37 Simmie Street, Elmore, Vic 3558**

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 2000 m2**

**Type: House**



Luke Ryan

## Contact agent

Situated on a large block of land of approx. 2000m<sup>2</sup> in a very good location being only a very short walk to the Elmore CBD and Vline train/bus station is this 4BR home in need of some TLC. Currently standing as a 4 bedroom, 1 bathroom dwelling this home can be lived in and fixed up by those willing and able to take on a project, or could be a fantastic property to knock down and build a beautiful new home in it's place STCA. Sitting on a substantial 2000m<sup>2</sup> block, the large backyard holds endless landscaping potential and is very suitable for those looking for plenty of space and more than just the normal town block can offer. The allotment offers an excellent investment opportunity for those with a discerning eye for potential. The vast lot size and existing structure provide framework for a comprehensive renovation project, a profitable development project, or you might envision a contemporary newly built family home, the possibilities are limited only by your imagination and STCA. Seize the opportunity to unlock the potential that awaits within these walls and create your own haven in a prime location. To arrange an inspection, please contact Luke Ryan at 0438 841 127.