

# 4 McCallum Court, Traralgon, Vic 3844



## Sold House

Thursday, 29 February 2024

4 McCallum Court, Traralgon, Vic 3844

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1466 m2

Type: House



Simon Burns  
0421333114

**\$399,000**

Located at 4 McCallum Court, Traralgon, this property boasts immense potential for redevelopment or a stunning new build (STCA). Positioned in the sought-after West End of Traralgon, it presents a compelling opportunity for investors, developers, or someone looking to build their dream home on a generous approx. 1466sqm block. With its unbeatable location, walking distance to schools, sporting facilities, and the CBD, this property offers endless convenience. The existing house comprises a practical kitchen with gas cooking, ample storage, a central bathroom with a shower over the bath, and three spacious bedrooms. The approx. 6.3m x 11.8m shed also adds to the level of desirability particularly for those who are looking for somewhere to build their dream home! The real appeal of this property however, lies in its expansive block size; positioned on approximately 1466 square meters of land, the potential for redevelopment is unmistakable (STCA). If you're a creative yet savvy investor looking to capitalize on this prime location and block size or an ambitious developer ready to transform this property into modern units, 4 McCallum Court offers a lucrative project with endless potential! Don't miss your chance to secure this remarkable opportunity today. For more information or to arrange an immediate inspection, contact Simon Burns today on 0421 333 114.