

**40 Graham Place, Box Hill, Vic 3128**



**House For Sale**

Thursday, 4 April 2024

40 Graham Place, Box Hill, Vic 3128

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 990 m2**

**Type: House**



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## Contact Agent

Unlock the limitless possibilities with this exceptional property, prominently located on one of the most prestigious and serene cul-de-sacs in Box Hill. Within easy reach of top-rated schools, just a stone's throw from Box Hill or Laburnum Stations, and the vibrant shopping district, this residence presents an unrivalled opportunity for discerning buyers. Occupying approximately 990 square meters of prime land, this charming home features a classic period façade that offers an abundance of character. Ideal for those looking to create their dream residence or for developers keen to explore the potential for constructing up to three large town homes (STCA), the possibilities are truly boundless. The property currently comprises three spacious bedrooms, multiple living areas, and a well-designed layout that invites imagination. Whether you choose to renovate the existing structure or completely redevelop, this site offers the flexibility to craft your perfect home or investment in a sought-after location. Currently rented at \$550 per week (\$2,390 per calendar month), this property not only promises a prestigious lifestyle but also holds great investment appeal. Embrace the prestigious opportunity that awaits at 40 Graham Place, Box Hill - where your vision can become a reality. **DISCLAIMER:** All stated dimensions in the content and photos are approximate only. Particulars given are general information only and do not constitute any representation on the part of the vendor or agent.