

409 Police Road, Mulgrave, Vic 3170

House For Sale

Saturday, 16 December 2023



409 Police Road, Mulgrave, Vic 3170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 712 m2

Type: House



Audwin Wibrata



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AUCTION \$900,000-\$990,000

Discover a prime investment opportunity with this versatile property, strategically positioned for long-term growth, future development potential, or conversion into a thriving commercial venture (STCA). Nestled in a prominent location on a service lane of Police Road, this property is in close proximity to medical clinics and health practitioners, with Mulgrave Private Hospital is also around the corner. Situated on a generous flat rectangular block of approximately 712m², boasting a wide frontage of 18.5m, the possibilities are endless. Flexible Layout for Commercial Adaptation. The current three-bedroom house includes a bathroom and a rear extension with a separate entrance. The flexible floor plan allows for easy reconfiguration to suit commercial building needs. The generous driveway ensures ample space for rear parking if needed, catering to the demands of various business ventures. A well-maintained existing house, with a touch of tender loving care (TLC), solidifies its potential as a lucrative investment opportunity. Equipped with ducted heating throughout, an upgraded kitchen featuring a dishwasher, and multi-car accommodation, the existing dwelling provides comfort and functionality. Conveniently located on a service lane off Police Road, this property is within walking distance to Waverley Gardens Shopping Centre and offers easy access to both the Monash Freeway and Eastlink. The abundance of medical practitioners in the area further enhances the property's appeal, making it an investment gem waiting to be discovered. Seize the opportunity to turn this property into a thriving medical center, childcare facility, or explore other investment potentials. Act now to secure your stake in this high-potential real estate venture!