

**44 Keats Avenue, Kingsbury, Vic 3083**

Rata & Co.

**House For Sale**

Monday, 22 April 2024

44 Keats Avenue, Kingsbury, Vic 3083

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 487 m2**

**Type: House**



George Ioannou  
0384591000



Christina Ioannou  
0394657766

## **AUCTION Sat 25 May 10:15am**

An easy 487m<sup>2</sup> of land situated less than 15km from the CBD, in the midst of Kingsbury. Just moments from La Trobe University, #86 tram, Bundoora Park and Golf Course, Polaris Shopping Centre and so much more, this is an exceptional opportunity for developers and builders to invest and reap the rewards. The perfect dual occupancy development site with rear access from Scotts Grove - Knock down, renovate or develop - choice is yours (STCA)! Opportunities like this are rare, so act now to avoid disappointment. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.