

44 Kiewa Avenue, Red Cliffs, Vic 3496



Sold House

Friday, 11 August 2023

44 Kiewa Avenue, Red Cliffs, Vic 3496

Bedrooms: 3

Bathrooms: 1

Area: 1769 m2

Type: House



David Hensgen
0350214600

\$175,000

Attention builders, developers, and investors! An exciting opportunity awaits with this substantial residential development site spanning approximately 1769m². The property features an old house in disrepair but offers immense potential due to its prime location within minutes of the Red Cliffs shopping centre, primary and secondary schools. With two street frontages and an existing planning permit for a 5 lot subdivision, this property presents a range of possibilities for residential development. The true value of this property lies in its versatility, allowing for various residential development opportunities. One option is to explore the potential of amending the existing planning permit to create a 2 or 3 lot subdivision. This would result in larger lots, which can be attractive to potential buyers looking for more spacious properties. Alternatively, you can consider building new homes on the site. With the ample space available, you have the freedom to design and construct multiple residential units, catering to the demands of the market. Another potential avenue worth exploring is the option to position removable homes on the sites, subject to council approval. This can offer a flexible and cost-effective housing solution, particularly for those seeking temporary or affordable housing options. Please note that any changes to the planning permit or construction plans would need to comply with local regulations and obtain the necessary approvals from the relevant authorities. In summary, this residential development site offers a prime location, two street frontages, and a planning permit for a 5 lot subdivision. The diverse range of opportunities includes modifying the planning permit for larger lot sizes, building new homes, or exploring options for removable homes. Act now to seize this chance to capitalize on the vast potential of this property.