

# 45 Kennedy Street, Glenroy, Vic 3046



## House For Sale

Tuesday, 19 March 2024

45 Kennedy Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 632 m2**

**Type: House**



Roy Khoder  
0425922290

## AUCTION | \$790K-\$840K

Presenting an outstanding opportunity for builders and developers, this family home positioned right on the Oak Park border on a prime flat block of 632m<sup>2</sup> (approx) boasts a frontage of over 25m and offers the ideal setup for a duplex or multi-unit development (STCA) in a premium location. In place is a 3 bedroom home in need of some hard work and TLC, with plenty of off-street parking. Whether you choose to renovate, update and create a renewed family home; knock down and rebuild your dream from the ground up; or take advantage of the outstanding block size and its substantial frontage to redevelop (STCA), the possibilities abound and the benefits are apparent. Bring your vision to life in a location that will reward you with a first-class lifestyle in a convenient and popular family neighbourhood, with Penola College just a few minutes' walk, and zoned to Oak Park Primary which is under 10 minutes away. Central Glenroy shopping, station and services are easily accessible, and there are bus stops just metres away. Western Ring Road, Melbourne Airport and Melbourne CBD are all easily accessed via major arterials situated close by, and the city commute comes in at just under 14km.