

**46 Central Avenue, Bayswater North, Vic 3153**



**House For Sale**

Wednesday, 3 April 2024

46 Central Avenue, Bayswater North, Vic 3153

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 1547 m2**

**Type: House**



Sam Shum  
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Linda Pan  
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## **Auction \$1,050,000 - \$1,150,000**

This exceptional 1547 square meter (approx.) parcel of land boasts a perfectly rectangular shape and a sought-after north-facing aspect. It comes with approved plans and permits for constructing three architecturally designed boutique units in the highly desirable residential area. Calling all Developers, Builders, and Investors! This offering is available through a Private Sale. Spanning 1547 square meters, the land is accompanied by approved plans and permits for the construction of three single-story units. Each unit will feature three bedrooms plus a spacious Study or Home Office. The Council has endorsed the plans, providing peace of mind to prospective buyers. Secure one of the last remaining land plots in the coveted residential enclave of Bayswater North. Nestled at the apex of a tranquil cul-de-sac, this rare offering is becoming increasingly scarce.

**Location:** Situated in a serene, leafy neighborhood teeming with vibrant birdlife, yet conveniently close to over 20 shops, including an IGA Supermarket, cafes, restaurants, a veterinary clinic, and various professional services. Just a short stroll away from bus services and three different Train Stations. Nearby reputable educational institutions include Tintern Grammar, Eastwood Primary, Ringwood Secondary College, childcare centers, and Maroondah Public Hospital.

**Lifestyle:** Bayswater offers an enviable lifestyle with its extensive network of parklands and walking trails, such as Ringwood Lake Park (5 km), Mullum Mullum Trail (5.8 km), and Woodland Park and Playground (350m away). Easily accessible to Croydon and Eastland Shopping Centers, Hoyts Cinemas, Costco, Town Square, and Knox Shopping Center. Convenient access to major thoroughfares like the Eastern Freeway and Eastlink, providing easy travel to the Dandenong Ranges, Warburton Trail, and Yarra Valley Ranges.

**Close Proximity to Nearby Schools, Kindergartens, and Childcare Centers:** Tinternvale Primary School - 1 km away Bayswater Secondary College - 2.5 km away Vermont South Special School - 9.1 km away Tintern Grammar - 1.8 km away Goodstart Early Learning Croydon South - 0.63 km away Tinternvale OSH Club - 0.98 km away Pinjarra Kindergarten - 1.05 km away And more...

**Nearby Shopping Centers:** Eastland Shopping Centre Westfield Knox Shopping Centre Mountain High Shopping Centre Eastfield Road Shopping Precinct

**Public Transport Facilities:** Ringwood East Railway Station - 3.2 Km Croydon Railway Station - 3.6 Km Bayswater Station - 3.5 Km Public Bus Stop - 650m away

This property promises quality living and outstanding amenities. You're not just acquiring a piece of land; you're investing in a distinctive lifestyle. Seize this life-changing opportunity to construct your dream home at this exceptional address. Contact us to envision what your family's future could hold.