

**46 Dudley Street, Mitcham, Vic 3132**



**House For Sale**

Saturday, 28 October 2023

46 Dudley Street, Mitcham, Vic 3132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Tynan Carr  
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John Stack  
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## **\$1,000,000 - \$1,100,000**

A great investment opportunity returning \$1,776 pcm & poised within one of Mitcham's most coveted family pockets, this expansive 700sqm block comes complete with approved plans and permits for two quality townhouses. Alternatively, the site offers thrilling potential for those looking to design and build a brand-new dream luxury home in an enviable leafy location (STCA). Positioned just a short stroll to both Simpson Park and Somers Street Playground, the block is also within easy walking distance of Heatherdale Station, Heatherdale Reserve, Antonio Park Primary School, Rangeview Primary School, buses and local Rangeview village shopping. Eastland Shopping Centre, EastLink and the Mitcham shopping and restaurant precinct are all moments away, with the location zoned for Mullauna Secondary College. The approved plans comprise two double-storey townhouses, each including thoughtfully zoned family floorplans. Each residence features four robed bedrooms – including large master suites with walk-in wardrobes and private ensuite bathrooms – with a convenient ground floor bedroom allowing for larger families, guests, or use as an impressive home office. Both homes also include three full bathrooms, full laundries, and open plan kitchen / living / dining flowing to a decking and private garden. One home offers a double lock-up garage and a street frontage, with the secluded rear residence including a single carport plus an additional tandem carspace.