

**479 Mitcham Road, Mitcham, Vic 3132**



**Sold Residential Land**

Monday, 16 October 2023

479 Mitcham Road, Mitcham, Vic 3132

Area: 485 m2

Type: Residential Land



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**\$710,000**

Presenting a rare ready-to-build land opportunity within a coveted family neighbourhood, this vacant block is positioned directly opposite the vibrant Rangeview café, restaurant and shopping precinct. Situated within easy walking distance of buses, Rangeview Primary School and leafy Simpson Park, the site is also within the Vermont Secondary College zone, and is mere moments from Mitcham Station, EastLink, and both Brentford Square and Mitcham local shopping. Eastland and Costco are within easy reach, while the sought-after neighbourhood also boasts an array of local parks, playgrounds and walking trails. With completed plans for a quality single level home with double lock-up garage, families or downsizers can complete the process to commence construction right away. The completed plans comprise a generous open plan layout, with a living and dining area flowing to a sunny timber patio and private back garden. A spacious master suite includes his-and-hers walk-in wardrobes and a full ensuite, while three additional robed bedrooms are complemented by a central bathroom, separate W/C and a full laundry with outdoor access. Alternatively, the site presents a superb opportunity for those looking to design and build their own brand-new dream home, with the blank slate offering a thrilling range of potential future options.