

48 Cutler Crescent, Churchill, Vic 3842

House For Sale

Friday, 1 September 2023

48 Cutler Crescent, Churchill, Vic 3842

Bedrooms: 7

Bathrooms: 4

Parkings: 6

Type: House



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\$870,000 - \$950,000

RIC REALTY GROUP proud to present you this house with multiple opportunities situated on a sprawling over 1 Acre block. With its spacious layout, its offering main house, separate mancave area with kitchen/bath/Spa/Sauna, separate bungalow, storage sheds, greenhouse/veggie sheds & extra separate carports. It is a great opportunity for owner occupiers or investors. This prestigious living style property has been designed for multiple occupancies within a resort style designed environment, surrounded by every convenience including Churchill town centre, Woolworths, Federation university, Churchill leisure centre, Monash way, Princes Freeway and more. This property offerings below features:

- Size over 1 Acre – 4617 sqm
- GRZ – General Residential Zone
- Development Potential
- 3 Separate Dwellings on 1 property - Main House, Bungalow & Granny Flat
- Suitable for investors - Earn Rent from 3 Dwellings
- Suitable for sub-divisions Main House:

 - 5 Bedrooms
 - Master bedroom with ensuite & WIR
 - 4 Bedrooms with built in robe
 - Separate central bathroom
 - Separate powder room
 - Dining & Living area
 - Kitchen with WIP & soft close door
 - Fisher Paykel double door dishwasher
 - 40mm bench stone
 - Woodfire heater and split system

Second House / Mancave Area:

- Master bedroom & Rumpus area upstairs
- Kitchen
- Bathroom & toilet
- Spa & Sauna
- Living area
- Storage shed

Bungalow:

- Bedroom
- Kitchenette
- Bathroom & toilet
- Living area

Sheds:

- 9.0 X 6.0M storage sheds with 4 rollers doors shutters
- 15.0 X 6.0M Veggie house / Greenhouse shed
- Separate extra Garage
- Carport / Space for boat or caravan

Other key features:

- Land Size: 4617 sqm
- Zoning: GRZ
- Potential for Higher Rental Yield
- Potential for further sub-division with keeping existing house (STCA)
- Within 2 KM from Library, Medical Centre, Woolworths Shopping Centre
- 1.9 KM from Churchill Leisure Centre
- 2.1 KM from Federation University & Golf club
- 12 KM from Morwell
- 20 KM from Traralgon
- 60 KM from Warragul
- 100KM from Pakenham

For further inquiries & book an appointment, please contact Alap Patel on 0475 200 506 or Ajay Pal on 0432 611 864. Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>. Disclaimer: In preparing this information, RIC REALTY GROUP and its members has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.