

**52 Jack Road, Cheltenham, Vic 3192**

**Harcourts**

**Sold House**

Friday, 11 August 2023

52 Jack Road, Cheltenham, Vic 3192

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Tony Che

0395705888

**\$1,281,000**

Introducing a Rare Gem in the much sought after Pennydale Precinct. On a generous 627 sqm canvas, lies an incredible opportunity for astute developers and/or renovators. This hidden gem is your ticket to creating something truly remarkable. This exceptional property boasts plans and permits for the construction of three modern, thoughtfully crafted dwellings. It's the developer's, renovator's or the new-home builders dream-come-true - a doorway into this thriving bayside location. With a wide 16.4m street frontage by 38.1m (approx) deep building canvas to play with, a wide array of development opportunities and options are there to explore while deciding which avenue to take. There is plenty to love and salvage here, once you look past the surface imperfections. You'll appreciate the decorative period charm throughout, the three large bedrooms, spacious main bathroom and large separate laundry; the grand-sized lounge and dining rooms plus a rear family room and the updated kitchen with a dishwasher. Outside, there's an extra-large tandem carport and garden sheds for storage. Just 600m from Westfield Southland, Southland station and Sir William Fry Reserve; close to Bay & Charman Road's popular cafe strips, surrounded by some of the world's most prestigious golf courses, just a few minutes from Mentone and Beaumaris' beautiful beaches, foreshores and great Bay Trail' walking/jogging track, and some of Melbourne's most elite private schools and colleges. Photo ID required at all open for inspections. Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.  
<http://www.consumer.vic.gov.au/duediligencechecklist>