

# 53 Cressy Street, Montmorency, Vic 3094

## House For Sale

Tuesday, 28 November 2023

53 Cressy Street, Montmorency, Vic 3094

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1339 m2**

**Type: House**



Malcolm Perkins  
0457514651

**ESR: \$1,150,000 - \$1,250,000**

Expressions of Interest Offers Close Tuesday 19th December at 5.00pm (unless sold prior)The astute buyer of this original classic "boomerang" home on a significant 1339 m<sup>2</sup> allotment (approx.) will be spoilt for choice! Tucked away in a whisper-quiet no-through road with an expansive frontage of 37.83 m (approx.), it will be sold with approved plans to subdivide into two generous side-by-side allotments.Once completed, the new owners can look to sell each one separately, retain one and develop the other, develop both or perhaps explore options of selling with plans and permits in place for future dwellings (all stca).Alternatively, a little work and a creative imagination could see the currently comfortable home renovated, extended and transformed into a contemporary showpiece or removed and replaced with your dream home (all stca) A short walk to Bolton Street Village, the leisure centre, primary, secondary and pre-schools, and central to the thriving dining, latte, entertainment and transport hubs of Montmorency and Eltham, the position is as enticing as the promise on offer!\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*