

537 Sayers Road, Hoppers Crossing, Vic 3029



Sold House

Sunday, 10 March 2024

537 Sayers Road, Hoppers Crossing, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 4107 m2

Type: House



Patrick Conheady

Contact agent

• To buy in an 'investor hot-spot' location. • To buy a property that could be favourably rezoned. Subject to Vic State Gov. and Wyndham City Council approval. • To have passing traffic volumes in excess of an estimated/approx. number of 25,000 vehicle journeys per day. • There have been and are currently council discussions regarding greater infill development on these large lots; some documents go back to 2012, 2015, etc. • There is a limited number of lots of similar characteristics on Sayers Road. So buy now and reap the future Capital Gains. PLUS you get 4100m² (approx.) with the following opportunities: - Plans and Council approved permits completed for a Veterinary Clinic or with Council approval land suits a wide range of health services. Prime location offering an exciting opportunity for developers and/or investors. Centrally located on a main arterial road right in the middle of one of Australia's fastest growing dormitory suburban areas. * Melbourne Water public sewer connected to property * Plans and permits approved for a Veterinary Clinic * Location extremely well suited for the whole range of community health services with the opportunity to combine several complimentary services at the one centre. * Location suits NDIS housing with flat block, walking distance to shopping center and services and bus stops 25m from front gate. BLOCK SIZE: 4,107m² * Very liveable residence built to high standards and could be converted and extended to accommodate the new facility * Incorporating the existing residence as part of the new development could have potential savings of up to \$800,000 in construction costs This prime real estate offers so many opportunities and alternatives to the new owners. * First, is the sewer being connected. This was at significant cost to the present owner as the sewer had to be built to run under Sayers Road from Tarneit northern side to the Hoppers Crossing southern side. * Second, the configuration of the present residence along with its quality build will give advantages to the incoming owners; - a) the residence can be altered to suit any veterinary or health clinic, at significant cost savings b) with the abundance of space surrounding the residence the practice can grow and extend as and when demand requires more space c) specialised and or allied services can be easily accommodated as the practice grows, and d) council requirements for vehicle parking spaces will never be a problem. This property makes for a brilliant investment for a forward thinking group of professionals and or investors. Sayers Road is in the forefront of all town planning for the ever-growing Wyndham northern suburbs.