

**54 Ward Street, Glenroy, Vic 3046**



**House For Sale**

Thursday, 28 March 2024

54 Ward Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 640 m2**

**Type: House**



Marco Sansoe  
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## **UNDER CONTRACT**

An outstanding opportunity for builders and developers, this original family home positioned in a peaceful location just a short drive from West Street and with easy access to the Hume Fwy boasts a prime flat block of 640m<sup>2</sup> (approx) with a frontage of nearly 17m, offering an ideal setup for a multi-unit development (STCA). In place is a 3 bedroom home in need of some hard work, offering a spacious classic layout, with split system heating and cooling, and an additional powder room (second WC) at the rear of the home. There's plenty of off-street parking and an expansive garage and shed at the rear. Whether you choose to renovate and renew, or knock down and rebuild your dream from the ground up; or take advantage of the opportunity to redevelop (STCA), the possibilities abound. Situated in a family-friendly locale with public and private schooling nearby, easy access to major arterials running in and out of town, a short drive to Gowrie station and a quick drive into Glenroy for shopping, services and dining.