

# 589 Waterdale Road, Heidelberg West, Vic 3081



## House For Sale

Wednesday, 20 March 2024

589 Waterdale Road, Heidelberg West, Vic 3081

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 586 m2

Type: House



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## Contact Agent

Mortgagee Auction Maximise the potential of this exceptional development site, situated in a dynamic Residential Growth Zone under DDO14 zoning. The approximate 586m<sup>2</sup> allotment offers a prime opportunity for developers and investors to design and build 3 to 4 units (STCA), with the added benefit of a significant 13.5m height allowance for construction. The existing home is not liveable, directing focus to the true value presented: the land itself, offering a blank slate for a fresh, modern development project. With dimensions of 36.6m by 16m, the site is well-proportioned for a multi-unit build (STCA). Centrally located amid a host of local facilities, the property ensures convenience for future residents. Nearby, the Austin Hospital, Melbourne Polytechnic, and Latrobe University offer excellent health and education services. Rosanna station is easily accessible for commuters, while Northland Shopping Centre caters to all shopping needs. Burgundy Street serves up local café culture, and Charles La Trobe P-12 College is close by for families. This is not just a purchase but an investment in a vibrant community's future housing options. If you are unable to attend the auction but wish to bid on this fantastic property, please follow the link to register to bid online -

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