

**597 San Mateo Avenue, Mildura, Vic 3500**



**Sold House**

Friday, 8 September 2023

597 San Mateo Avenue, Mildura, Vic 3500

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 2237 m2**

**Type: House**



Damian Portaro  
0350219500

**\$530,000**

Principal & Chairman's Elite selling agent at Ray White Mildura Damian Portaro is proud to present a fantastic opportunity in the heart of Mildura's bustling fifteenth street district, this expansive 2,237 square metre developmental block, perfect for both developers and families alike. Surrounded by mature trees and boasting a serene rural aspect, this exceptional property is conveniently located just moments from Coles, a range of popular cafes, and shopping centres. The potential for this exceptional piece of land is limitless - whether you're looking to build modern townhouses (STCA) and reap the financial rewards, or you envision creating a stunning family home in this idyllic location. The current house offers four extra-large bedrooms and one bathroom, making it perfect for families in search of ample living space. The property also boasts a charming timber kitchen, complete with an abundance of storage, electric appliances, and dishwasher. A spacious separate lounge and dining room are perfect for entertaining, while the central bathroom features a striking checker floor and elegant claw foot bath. The exterior of the property is fully fenced and gated, ensuring peace of mind for families with young children or pets. In addition to the main house, the property includes an outbuilding which houses a laundry, gym, and storage room. For those in need of extra workspace or storage, a separate shed with roller door and undercover car parking provide the perfect solution. Don't miss this incredible opportunity to secure a prime piece of real estate in one of Mildura's most sought-after locations. With its unbeatable combination of space, charm, and potential, this unique property is sure to attract strong interest from developers and families alike. Register your interest today and prepare to make your mark in this thriving community.