

**6 Baird Street, Mulgrave, Vic 3170**

**House For Sale**

Wednesday, 22 May 2024



6 Baird Street, Mulgrave, Vic 3170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 730 m2**

**Type: House**



Audwin Wibrata  
0395622090



Vivienne Zhang  
0395622090

## **AUCTION \$900,000-\$990,000**

Discover a land of opportunity with endless possibilities in this generous block of 730m<sup>2</sup> approx. Extend, build your dream home, or capitalize on the huge backyard for a rear townhouse development. With a long-term tenant already in place, you can start earning income while planning your future. The current house is immaculately presented with an open-plan living and dining area. The upgraded kitchen features gas appliances and neutral pallet cabinetry. All bedrooms are generously sized with built-in robes, and a covered rear area makes town planning easy. Additional features include ducted heating throughout, air conditioning in the main living area, and a single lock-up garage. Prime location with a walking distance to Wellington Reserve, a local hub with amenities such as a library, community center, parks, and sporting facilities. Bus stops, Wanda St shopping village, childcare facilities, and schools like St John Vianney, Albany Rise Primary, and Wellington Secondary are all within walking distance or a short drive. Waverley Garden Shopping Centre is just a quick drive away, with easy access to both the Monash Freeway and Eastlink.