

# 61 Eagle Parade, Norlane, Vic 3214



## House For Sale

Tuesday, 30 April 2024

61 Eagle Parade, Norlane, Vic 3214

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 682 m2

Type: House



Joe Grgic  
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Nick De Stefano  
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**\$419,000 - \$459,000**

Nestled in the vibrant neighbourhood of Norlane you'll find this weatherboard home brimming with potential. Situated on a generous 682 sqm block, this property is perfect for investors looking to develop (STCA) or for buyers seeking a home to live in or rent out. It offers a flexible investment opportunity in its current configuration (and current long term renter) or as a future development project. The property consists of two inviting bedrooms and is solid sitting on concrete stumps plus includes near new carpets and vinyl flooring. The home has been recently painted inside and out, also featuring aluminium windows, a reverse cycle split system, modern gas stove and an updated electrical switchboard. It's here where the true extent of this property's potential comes alive. The open land promises a canvas for creative outdoor projects and potential expansions (STCA) while including a lock up garage with a wide driveway for ample off street parking. Located within a thriving community, offering an enviable lifestyle with amenities within arm's reach. Walk over to the Robin Avenue Shopping Strip or grab a coffee break at the Aviary Café. With bus stops, major medical facilities and even the largest leisure facility in the area, the Northern Aquatic & Community Hub is merely a short stroll. With Northern Bay College a bike ride away and Corio Village Shopping Centre nearby, you can even jump on a train or take off on the highway in moments. Brimming with potential and bursting with character, this opportunity represents real value and undeniable potential that you will need to act quickly to secure. Due Diligence checklist are available at [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)