

# 65 Hargreaves Crescent, Braybrook, Vic 3019



## Sold House

Thursday, 19 October 2023

65 Hargreaves Crescent, Braybrook, Vic 3019

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 605 m2

Type: House



Hayden Bonnici  
0412462495



Edward Herdegen

**\$730,000**

A creative mind with limitless imagination will comprehend the extraordinary potential of this endearing home on a generous 605m<sup>2</sup> (Approx) allotment located in the heart of Braybrook. The property provides a significant opportunity to move into and advantages for investors and builders. The traditional floorplan reveals 3 great size bedrooms serviced by a central bathroom, open plan living, meals and updated kitchen with stainless steel appliances which leads to a spacious backyard. Further features include: spilt systems, roller shutters, floating floorboards, separate toilet and Garden Shed. Lease out the existing property and enjoy the generous rental returns while you develop plans for multiple dwellings in the future (STCA)! or use the existing plans and permits to build a 3 bedroom townhouse in the rear. Resides in an exclusive location within minutes from Central West Shopping Centre and Sunshine Marketplace, as well as zoned for several quality schools including Braybrook College, Rosamond School and Caroline Chisolm Catholic College. Bus stops are footsteps away on Churchill Avenue, connecting you to nearby Tottenham train station for effortless commuting into the city. Major roads also offer easy travel to Highpoint Shopping Centre, Footscray Market and even straight into the CBD. Auction Saturday 11th of November at 1:00PM Hayden Bonnici 0412 462 495 Edward Herdegen 0401 946 597. **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information and photos are for illustrative purposes, but it does not constitute any representation by the vendor or agent.