

71 Bridge Street, Eltham, Vic 3095

House For Sale

Friday, 24 May 2024

71 Bridge Street, Eltham, Vic 3095

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 787 m2

Type: House



Alvy Buffon
0412674461

ESR: \$870,000 - \$930,000

Nestled in a prime Eltham location, this 787m² allotment (approx.) delivers a sensational opportunity and a versatile canvas for investors, developers, and those with an eye for value and a vision for the future. Located opposite extensive parklands, the station, dining, shopping, café, and entertainment options of Eltham are all within an easy walk. Currently improved by a character-filled, warm, and welcoming two-bedroom home, ready to live in or let out, it is to be sold with approved plans and permits for a second dwelling. Boasting three bedrooms (ground floor main with ensuite), family bathroom, study and open plan living extending to a generous deck, astute buyers can look to live in the current home while constructing the new dwelling and then moving across, fixing and flipping the original house or retaining it for rental income. (expected income \$430 per week) Alternatively, with such a high demand for quality homes in the area, there is a fabulous opportunity to update one, build the other and turn both over. (stca) There is also the option to start over again, take advantage of the position and proportions with your plans, and introduce two new dwellings. (stca) ***PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS***