

71 Snell Grove, Oak Park, Vic 3046

House For Sale

Wednesday, 22 November 2023



71 Snell Grove, Oak Park, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 788 m2

Type: House



Marwan Abdulwahed
0420647396



William Spyrou
0404999064

EOI: Contact Agent

Expressions Of Interest Ending Tuesday 19th December 2023 @ 5pm Discover the exceptional development potential at 71 Snell Grove, Oak Park. All the hard work has already been done with plans and permits in place for three-level Townhouses. Each townhome boasts 3 bedrooms, 2.5 or 3.5 bathrooms, and 1 or 2-car spaces, set on a generous 788m2 (approx) allotment. This property isn't just about development potential; the existing home is well-maintained, making it an attractive package for both investors and developers. Conveniently located just moments away from Snell Grove and Devon Road shops, Pascoe Street eateries, Pascoe Vale Rd, and city-bound transport. Enjoy proximity to Sewell Reserve/Westbreen Creek, the Northern Golf Club, childcare facilities, easy freeway access, and so much more. Don't miss out on this fantastic opportunity to invest in the heart of Oak Park.. Make your move today - Contact C+M Residential. 'Helping You Find Home.'

THE UNDENIABLE: • Original Brick House • Built in 1970s approx. • Land size of 788m2 approx. • Building size of 15s/q approx. • Foundation: Stumps

THE FINER DETAILS: • Plans & Permits for 7 Townhomes • Each with 3-bedrooms over three levels • 2 to 3 bathrooms, powder room, European laundry • Living, dining, kitchen w/ island bench • Single & double garage w/ internal access

THE HOUSE: • Kitchen with gas appliances, ample benchtops & cupboard space • Sizeable meals & living zones • 2-Bedrooms with timber flooring • 1-Bathroom with shower, bathtub, single vanity & separate toilet • Laundry with single trough • Established gardens with trees, garden beds & lawns • Brick garage & driveway for off street parking • Potential Rental: \$400 - \$450 p/w approx.

THE AREA: • Walk to Pascoe Vale Rd shopping strips and Snell Rd, Oak Park Train station and bus hub • Surrounded by parks, reserves & local schools • And only 12km from the CBD with easy City Link and Ring Road and airport access • Zoned Under the City of Merri-bek - Residential Growth Zone

THE CLINCHER: • Original home on a large allotment of 788m2 approx • PLANS & PERMITS done, saving you time & money - BONUS!

PREFERRED TERMS: • Deposit of 10% • Settlement of 60 to 90 days

Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button... *All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

Marwan Abdulwahed: 0420 647 396
William Spyrou: 0404 999 064