

**72 Sutherland Street, Kilmore, Vic 3764**



**House For Sale**

Tuesday, 9 April 2024

72 Sutherland Street, Kilmore, Vic 3764

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**\$500,000 - \$550,000**

Discover the potential of this versatile property located near Assumption College in Kilmore. While previously holding a permit for a childcare center, which has since lapsed, there is an exciting opportunity for reinstatement (Subject to Council Approval - STCA). Additionally, this property boasts unit development potential (STCA), making it a compelling investment opportunity for those seeking rental income or future development prospects. Situated close to Assumption College, this property holds appeal for families seeking convenient access to educational facilities. The proximity to schools enhances the property's desirability, attracting potential tenants or buyers. Whether considering long-term rental or future development, this property represents a sound investment opportunity. Investors can leverage the property's location and potential to generate rental income or pursue development projects to enhance its value. Positioned in Kilmore, this property enjoys proximity to essential amenities, including schools, shops, and public transport. Its central location adds to its appeal, offering convenience and accessibility for residents or tenants. Don't miss out on the chance to secure this promising investment property with abundant potential. Explore the possibilities and capitalize on the opportunities it presents in Kilmore's thriving real estate market. Contact us today to learn more and arrange a viewing.