

**8 Reaburn Avenue, St Albans, Vic 3021**



**Sold House**

Friday, 18 August 2023

8 Reaburn Avenue, St Albans, Vic 3021

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Hitesh Arora  
0497826100

**\$600,000**

Reliance Real Estate Craigieburn introduces an exceptional investment opportunity with tremendous potential for subdivision and development. This five-bedroom, 2-bathrooms home has the exceptional benefit of subdivision, permitting the formation of 3 townhouses for future expansion (STCA), thanks to its generous plot area (650sqm) and advantageous zoning. Existing infrastructure can be leveraged, minimizing costs and increasing efficiency. Located in a highly sought-after area known for its growth potential and desirability, the property is conveniently close to:- St Albans Shops (5 Minutes)- St Albans Train station (5 minutes)- Public transport (4 Minutes)- School (2 minutes) and provides easy access to the Freeway (4 minutes). With the demand for residential and commercial spaces in the area steadily rising, this property presents an exceptional investment opportunity with the potential for substantial returns upon successful subdivision and development. Now is the ideal time to embark on a development project in this thriving location. Currently tenanted, this property offers immediate income and long-term investment prospects. For inspections, please contact Bijender Singh at 0487 000 099 or Hitesh Arora at 0497 826 100. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation by the vendor or agent \*Images for illustrative purposes only.