

**81 Hansworth Street, Mulgrave, Vic 3170**



**House For Sale**

Wednesday, 22 May 2024

81 Hansworth Street, Mulgrave, Vic 3170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 658 m2**

**Type: House**



Paul Ringeri  
0359909513



Paris Thomson  
0359909522

## Contact Agent

MULGRAVE: \*\*WHEN LOCATION COUNTS - CORNER BLOCK OF APPROX. 658M2\*\* Superbly situated for lifestyle convenience close to Albany Rise Primary, Wellington Secondary, Southern Reserve, Waverley Gardens Shopping Centre, public transport and both the EastLink and Monash freeways, this long-held and much-adored family home is yours for the taking. Offered to the market for the first time in over 4 decades, the opportunities are endless! With exciting scope to modernise or redevelop the site into a brand-new residence or potentially subdivide and construct contemporary townhouses (S.T.C.A.), this corner lot of just under 660m<sup>2</sup> is brimming with possibilities. Well-maintained with classic elegance boosted with comfortable upgrades throughout the years, the residence itself features a cosy living zone with polished timber flooring and a feature centrepiece chandelier. The tiled separate dining zone abuts a sleek kitchen with granite-style countertops, a gas cooktop and stainless-steel Technika oven. There are 3 bedrooms, each with built-in robes, plus a bonus study that shares the full family bathroom with a shower, bathtub and separate toilet facilities with 2-way access via the laundry. Outside, the leafy gardens provide a tranquil setting to relax in the open air, along with endless scope to create an alfresco-style entertainment area (S.T.C.A.) together with a playground or swing set for the little ones! With access via Rupert Drive to the freestanding garage with an extensive driveway, the savvy eye will spot a fleet of possibilities waiting to be realised in this Hansworth Street hideaway that's complete with ducted heating and air-conditioning. BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS! DISCLAIMERS: Every precaution has been taken to establish the accuracy of the above information, however, it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans. Due to private buyer inspections, the sale status may change before pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.