

**9 Hinkler Street, Braybrook, Vic 3019**

Douglas**Kay**

**House For Sale**

Friday, 1 March 2024

9 Hinkler Street, Braybrook, Vic 3019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



Francis Thanh Vuong  
0393137888

**\$770,000 - \$800,000**

Situated in a wonderful family-friendly area of Braybrook, this appealing solid home provides a lifestyle ready to be enjoyed, with the added option for redevelopment (STCA), making it an excellent investment for the future. The well-lit interior of the home showcases three bedrooms with built-in robes, an updated kitchen featuring stainless steel gas appliances, and a spacious open-plan meals/dining area. Additionally, it includes a bright central bathroom, a large lounge, a second living/family room, a laundry, and a separate toilet. The property sits on a generous 611sqm approx. block with a family-sized backyard, an undercover BBQ area, and a double carport, complemented by polished floorboards throughout. With additional features such as gas heating and central cooling, the home presents various opportunities for owner-occupiers, investors, or developers. Ideally located near the Braybrook Community Hub, Churchill Avenue/South Road Retail Strip, bus routes, Tottenham Station, Caroline Chisholm College, and approximately 10km from the CBD, this property offers convenience and potential in a sought-after neighbourhood.