

**9 Lupin Street, Blackburn North, Vic 3130**

**McGrath**

**House For Sale**

Saturday, 3 February 2024

9 Lupin Street, Blackburn North, Vic 3130

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 711 m2**

**Type: House**



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## **\$1,000,000 - \$1,100,000**

Making its first appearance on the market since it was built, this single-level home presents a unique opportunity to make your mark in a quiet locale. Perfectly positioned on a substantial corner allotment of approximately 710 square meters with prized GRZ zoning, the property is brimming with possibilities. It presents an excellent foundation for a substantial renovation and/or extension, or the development of two contemporary town residences (STCA). Ripe for a complete overhaul, the home's layout includes a traditional living and dining room, a timber kitchen with an adjacent family/meals space, three bedrooms, a bathroom, and a double garage. However, the true value lies in the land and dual street frontages that pave the way for creative architectural expression and design innovation. You could also consider leasing the property to accrue rental income as you draft your architectural blueprints and secure the required permits. - Corner block of 710 sqm with immense potential - Ideal for renovation or new development (STCA)- GRZ zoning, suitable for two townhouses- Dual street frontage, perfect for creative design- Existing three-bed home, full renovation needed- Double garage, timber kitchen, traditional living spaces- Lease out for income during planning phase- Prime location near schools, transport, and shops- Quiet neighbourhood perfect for family-friendly living- Close to Eastern Freeway for easy city access A blank slate for land buyers, developers, and renovators eager to undertake a project that will transform and enrich the streetscape, the home is located close to Old Orchard Primary School, Blackburn High School, St Phillip's Primary School, and St Francis Xavier's College, Blackburn Station, Blackburn Square, Koonung Reserve, and the Eastern Freeway. [Live Streaming via GAVL McGrath](#) clients have the opportunity to watch, bid and buy on live property auctions. Register through [www.gavl.com](http://www.gavl.com) and follow the property link: <https://www.gavl.com/play/mcLh3nAhEr/9-lupin-street-blackburn-north-victoria-3130> To be able to bid online, you must download the free GAVL App.