

# 9 Washington Street, St Albans, Vic 3021



## House For Sale

Friday, 24 May 2024

9 Washington Street, St Albans, Vic 3021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 833 m2**

**Type: House**



Donna Carson  
0409982144

**\$720,000 - \$790,000**

A golden opportunity awaits with this massive parcel of land of 833m<sup>2</sup> approx. A perfect site for redevelopment, complete with plans and permits. All the tedious council formalities have been done for you. Properties either side have already been developed with 3 x double storey townhouses. Join the profit club by doing your own development while the opportunity exists to purchase an approx 833m<sup>2</sup> block of land with existing home. Blocks this size are now such a rarity. Currently leased with good tenant, you will receive income on property from day of settlement. The existing home is a lovely brick home with a lot of character but needs no attention. Boasting 3 bedrooms, L shaped formal lounge, heating and wood fire. air conditioner, well equipped kitchen with meals area/living area, 4 car parking spaces, garden shed /workshop and rear covered pergola. Walking distance to Brimbank Shopping, St Albans shopping, St Albans Station and easy access to Ballarat Rd and the Western Ring Road. An opportunity not to be missed! Photo ID required for all inspections. 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 on the part of the vendor or agent \*Images for illustrative purposes only\*