

# 91 Callander Road, Noble Park, Vic 3174

## House For Sale

Tuesday, 19 March 2024



91 Callander Road, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 673 m2**

**Type: House**



Tim Sticklely  
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Sohail Ashori  
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**\$650,000 - \$715,000**

Ready to get underway, here is a project ready to go. Comprising two substantial dwellings on a brilliant level and rectangular site. The permit has been approved for the construction of two townhomes of between 22-25 squares. Both townhomes have 4 bedrooms, with that all important ground level bedroom with its own bathroom facility. There are 3 bathrooms in each dwelling, with the further three bedrooms and two bathrooms situated on the upper level. With spacious internal living and double garages with direct internal access this is a super desirable dual occupancy that will be tremendously well received by buyers. The alternative always exists for those seeking a substantial site to redevelop with their own creation. The opportunity to build your dream home here is very real and with such a generous allotment of 673.4m<sup>2</sup> lends itself to a fantastic family home with plenty of yard space as well as garaging and sheds making it ideal for a tradesman to set up securely and be able to park all vehicles comfortably and securely on the site. The location is excellent with Harrisfield primary school just across the road and Harrisfield Shopping Precinct just around the corner. Quick access is also provided to either Princes Hwy or Noble Park Central and the railway station for city bound commuting. This ready-made project or dream home site is just waiting for you – be sure to enquire and inspect today! Terms: 10% deposit. Balance 30/60 days Photo I.D. required at all inspections. **DISCLAIMER:** The measurements provided of the land and / or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property / land / or of each room, we advise you to conduct your own measurements and / or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied.