

**92 Kathryn Road, Knoxfield, Vic 3180**



**House For Sale**

Friday, 10 November 2023

92 Kathryn Road, Knoxfield, Vic 3180

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1046 m2**

**Type: House**



Daniel Cripps  
0398014777



Kiana Jin  
0410154999

**\$990,000-\$1,089,000**

This property is perfectly located in Knoxfield, a suburb known for its residential areas and amenities. It offers a prime location with convenient access to schools, parks, shopping centers, and public transportation situated on a 1046m<sup>2</sup> (approx.) block this property provides great future potential. Plans and Permits Approved for Three Dwellings: The property comes with an added advantage as it already has plans and permits approved for the construction of three separate dwellings on the same lot. This means that the necessary paperwork and local government approvals for building these three homes have been secured, allowing for a smoother and faster construction process. These approved plans may include architectural designs, floor plans, and other relevant documentation, outlining the layout and specifications of each dwelling. This information is crucial for potential buyers or developers interested in taking advantage of the property's development potential. For buyers looking to invest in residential real estate, having plans and permits approved can be a significant advantage as it saves time, effort, and costs associated with obtaining necessary approvals and conducting architectural design work. It also provides clarity on the potential of the property and its value for potential future tenants or buyers of individual dwellings.