

# 1 Botany Court, Clarinda, Vic 3169

## House For Sale

Wednesday, 10 July 2024



1 Botany Court, Clarinda, Vic 3169

Bedrooms: 3

Bathrooms: 1

Area: 748 m2

Type: House



Khalil Sabawi  
0421711125



Said Murad  
0397032460

## **\$1,100,000 - \$1,200,000**

Discover the potential of this 3-bedroom home situated on a generous 748 sqm block, offering a fantastic opportunity for development. Located at 1 Botany Court, Clarinda VIC 3169, this property presents a unique chance to create two double-story townhouses, capitalising on the area's high demand and strong market returns. Property

Features: • Spacious lounge room seamlessly opening to the dining and kitchen area, equipped with gas appliances and gas heating. • Central bathroom, toilet, and laundry for added convenience. • Positioned within minutes of bus services, St Andrews Catholic School and Church, and Clarinda Primary School. • Close proximity to Clarinda and The Links Shopping Centres, ensuring easy access to all amenities. Development Potential: The property is currently vacant, providing a blank canvas for developers and investors alike. With the recent sale of 8A Botany Court for \$1,425,000, this site promises significant returns. The expansive land size and prime location make it an ideal candidate for a lucrative development project. Don't miss out on this rare opportunity to secure a valuable piece of real estate in Clarinda. Contact us today to explore the possibilities and arrange a viewing.