

**10 McCormack Crescent, Hoppers Crossing, VIC,
3029**



House For Sale

Saturday, 31 August 2024

10 McCormack Crescent, Hoppers Crossing, VIC, 3029

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Pratik Shah

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Opportunity for investors - Childcare permits already approved!

Reliance Real Estate presents this magnificent property represents a rare and unique opportunity to purchase a development site in a premium location with Plans and Permits approved for Childcare Centre in the most popular Mossfiel Estate.

A myriad of opportunities awaits Investors or developers looking to enter Hoppers Crossing's roaring property market. With the plans approved, here is an outstanding opportunity to acquire a prime development site, with Permitted 77 placements with 14 teachers.

What we are selling, is the existing 3x Dwellings in their current condition together with the approved childcare planning plans and permits that have been cleverly designed to provide a quality Childcare Centre.

Key Property Features:

- Childcare
- The land is 2,000m² (Approx)
- The floor Area is 546 m²

Commercial Features:

- Highlight 1
Permitted 77 place Childcare Centre
- Highlight 2
Town planning permit approved.
- Highlight 3
Total Rental- potential rental \$280,000 per annual.

- 10 McCormack Crescent Rental Return \$450 PW
 - 12 McCormack Crescent Rental Return \$400 PW
 - 4 Merrett Avenue Rental Return \$400 PW
- Monthly rental return \$5431
Yearly rental return \$65,178

Rapidly growing suburb and catchment Approved configuration show potential for 4 Rooms:

- Building area 546m²
- Garden area 759m²
- Site Coverage 546m²

Talk about location!! (5 Mins Approx to all amenities)

- Hoppers Crossing Train Station
- Hoppers Crossing Shopping Centre
- Pacific Werribee Shopping Centre
- Werribee Mercy Hospital
- St. Vincent's Private Hospital
- U-Vet Werribee Animal Hospital
- Suzanne Cory High School
- Victoria University Campus
- Heathdale Christian College
- Mossfiel Primary School
- The University of Melbourne
- Aqua Pulse Fitness & Aquatic Centre

With approved childcare planning plans and a coveted location, this project is an extremely rare offering, so roll up your sleeves and untap the potential of this head-start-to-construction, where your efforts are sure to be richly rewarded.

Call Pratik Shah on 0430 437 402 or Mikayla Howell on 0410 823 553 for more information.

Please see the link below for an up-to-date copy of the Due Diligence Check List:

<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.