

**12 Hickory Crescent, Frankston North, Vic 3200**



**House For Sale**

Wednesday, 26 June 2024

12 Hickory Crescent, Frankston North, Vic 3200

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Mark Burke  
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**\$510,000 - \$561,000**

Perfect for tradies, developers or investors, this 4-bedroom house on a substantial 740sqm (approx.) level block represents a fantastic opportunity for development within the thriving Frankston North community. Bring the tools and your plans to the site ready to renovate or demolish and rebuild, while the potential to subdivide may be an ideal option to maximise your investment, all subject to council approval. The current property has living/dining room, original kitchen, bathroom with shower-over-bath, and laundry with access to the expansive back garden with 2 sheds, plus off-street parking and a freestanding double garage. Set in a convenient and family-friendly location with golf course and reserve just down the road, it's a short stroll to local shops and café, the Community Centre, schools, Pines Forest Aquatic Centre, and parks. It's also just minutes' drive to Frankston freeway and Peninsula Link access, plus Frankston CBD, Karingal/Carrum Downs shopping centres, and beautiful beaches. Whether you are hoping to build a contemporary new home on a good-sized block of land or you're a developer looking for a dual occupancy site (all subject to council approval), this prime site is a fantastic choice for the savvy investor. Don't miss an inspection! <https://www.obrienrealestate.com.au/office/obrien-real-estate-frankston/22161>