

12 Howard Street, Box Hill, Vic 3128

GOLD 4LIFE

House For Sale

Wednesday, 10 July 2024

12 Howard Street, Box Hill, Vic 3128

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

\$1,900,000-\$2,090,000

Prime Development Property with Immediate Income Potential Unlock the potential of this prime property located in the bustling heart of Box Hill. Spanning a generous 742.3 sqm, this site comes with coveted government approval for the development of six sophisticated townhouses. Whether you're an investor or a developer, this opportunity is your gateway to capitalizing on Box Hill's dynamic growth.

Why This Property Stands Out:

- **Expansive Land Area:** 742.3 sqm ready for transformation
- **Development Approval:** Government-sanctioned for 6 modern townhouses
- **Existing Residence:** Features 4 spacious bedrooms, 2 bathrooms, and 4 car spaces
- **Rental Income:** Currently tenanted, ensuring steady and immediate revenue

Unmatched Location: Nestled in one of Box Hill's most sought-after neighborhoods, this property combines convenience with immense growth potential, making it an investor's dream.

Nearby Amenities:

- **Top-Notch Education:** Close proximity to prestigious schools like Box Hill High School, Kingswood College, and Laburnum Primary School
- **Easy access to Deakin University,** just a short drive away
- **Retail and Dining Heaven:** Minutes from Box Hill Central, a hub of retail stores, supermarkets, trendy cafes, and diverse restaurants
- **Enjoy the culinary delights of Station Street's vibrant dining scene**
- **Effortless Public Transport:** Walking distance to Box Hill Train Station for seamless commutes to Melbourne CBD
- **Well-connected with local bus routes and tram lines for easy travel**
- **Superior Healthcare:** Nearby Box Hill Hospital and Epworth Eastern Hospital provide world-class medical services
- **Recreation and Leisure:** Close to picturesque Box Hill Gardens and Surrey Park, ideal for outdoor activities and family fun
- **Access to a variety of fitness centers and recreational facilities for an active lifestyle**

Seize this rare chance to secure a high-potential development site with the added benefit of existing rental income. Opportunities like this in such a prime location are few and far between. Act fast to make this fantastic investment your own! For more details and to schedule a viewing, contact us today!