

**15-17 Lemana Crescent, Mount Waverley, Vic 3149**



**House For Sale**

Wednesday, 19 June 2024

15-17 Lemana Crescent, Mount Waverley, Vic 3149

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Area: 1491 m2**

**Type: House**



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## Contact Agent

These two adjacent blocks, totalling approximately 1,491sqm with a wide frontage, are nestled within the highly sought-after dual school zones of Pinewood Primary and Glen Waverley Secondary College. Together, they present a rare opportunity for homeowners and developers alike to create their dream residences or embark on a lucrative development project (subject to council approval). Currently featuring classic homes, these sites offer a blank canvas for those looking to create something extraordinary. The prized location ensures a lifestyle of convenience and accessibility, making it an ideal investment for families and developers.

**Key Features:**

- **Prime Location:** Situated within walking distance to Pinewood Village, residents can enjoy easy access to Coles, various restaurants, and Pinewood Reserve. The convenience of daily exercise and school commutes is at your doorstep with Pinewood Primary just a short stroll away.
- **Education Hub:** The property is close to esteemed educational institutions such as Monash University, Glen Waverley Secondary College, Huntingtower School, Avila College, and Wesley College, providing top-tier education options for families.
- **Amenities and Recreation:** A short drive will take you to the Monash Aquatic Centre, Waverley Private Hospital, Valley Reserve, Mount Waverley Village, and The Glen Shopping Centre, ensuring all your recreational, health, and shopping needs are met.
- **Accessibility:** The property benefits from easy access to the Monash Freeway, enhancing connectivity to the wider Melbourne area.

This unique offering is perfect for those seeking to build a bespoke home or a development project in a high-demand location. Its blend of educational excellence, convenience, and lifestyle amenities ensures a promising future for its new owners.