

**15 Lester Avenue, St Albans, Vic 3021**

**House For Sale**

Tuesday, 25 June 2024



**15 Lester Avenue, St Albans, Vic 3021**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 697 m2**

**Type: House**



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**\$600,000 - \$660,000 | AUCTION SAT 20TH JULY 1PM**

Discover the perfect blend of convenience and opportunity with this charming property in St Albans. Conveniently located near various transport options, it is just approx.1km from St Albans train station and St Albans Market. This three-bedroom home, set on approximately 697m<sup>2</sup> of land (approx.), offers a promising investment opportunity. The cozy residence features an open-plan kitchen with stylish appliances leading to a meal area, a central bathroom with a bathtub, and a separate toilet. Property highlights include split-system air conditioning, hardwood timber floors, a brick façade, and a spacious shed. Outside, you will find a double garage and a driveway accommodating up to four cars, along with a substantial backyard ready for renovation, extension, or redevelopment (STCA - Subject to Council Approval). The property's prime location makes it ideal for families with young children, being within easy walking distance of Shine Early Learning Centre St Albans, St Albans East Primary School, and the highly regarded St Albans Secondary College. Sunshine Hospital is only 3km away (a 5-minute drive), and the City of Melbourne is only about 13km away. This is an exciting opportunity for astute investors and developers to explore the possibilities on offer, contact Jessica Nguyen at 0423 229 966 today! Photo ID is required at all Inspections for any visitors entering the premises. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.