

**19 Bloomfield Avenue, Maribyrnong, Vic 3032**



**House For Sale**

Tuesday, 25 June 2024

19 Bloomfield Avenue, Maribyrnong, Vic 3032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 927 m2**

**Type: House**



Peter Gindy

**\$1,600,000-\$1,760,000**

Discover the endless potential of 19 Bloomfield Avenue, Maribyrnong. Set on an expansive 927 square meter (approx.) block, this property offers a unique opportunity to create your dream home in a desirable suburb. Boasting an impressive 927 square meters, this property provides ample space for your imagination to run wild. Whether you envision a lush garden oasis, a modern outdoor entertainment area, or room for an extension, the possibilities are endless.

**Location Benefits:** Desirable Suburb: Maribyrnong is known for its family-friendly atmosphere, vibrant community, and excellent amenities, making it a sought-after location for homeowners. Proximity to Amenities: Enjoy easy access to top-rated schools, lush parks, and major shopping centers, including Highpoint Shopping Centre, all just a short drive away.

**Recreational Opportunities:** The Maribyrnong River and surrounding parklands offer fantastic opportunities for outdoor activities, from walking and cycling to picnicking and boating. Convenient Transport: With efficient public transport options and close proximity to major roads, commuting to Melbourne CBD and other areas is hassle-free.

**Thriving Community:** Benefit from a welcoming neighborhood with a strong sense of community, offering a perfect environment for families and individuals alike. Nearby Attractions: Maribyrnong River: Just minutes away, the river provides a beautiful backdrop for outdoor activities such as kayaking, fishing, and scenic walks. Footscray Park: A short drive takes you to one of Melbourne's largest and most picturesque parks, perfect for family outings and picnics. Victoria University: Proximity to this prestigious institution adds to the area's appeal, whether for educational opportunities or community events. This property's prime location combined with its substantial land size offers the perfect canvas for expansion or redevelopment, STCA (Subject to Council Approval), allowing you to capitalize on the burgeoning demand for quality housing in this sought-after locale. Whether you choose to renovate the existing home or redevelop the site, 19 Bloomfield Avenue promises significant returns and the chance to create a bespoke living space tailored to your vision.